

Understanding seniors' preferences for the development of smaller social housing

An exploratory study of the housing preferences of vital seniors and their implications for developing smaller social housing

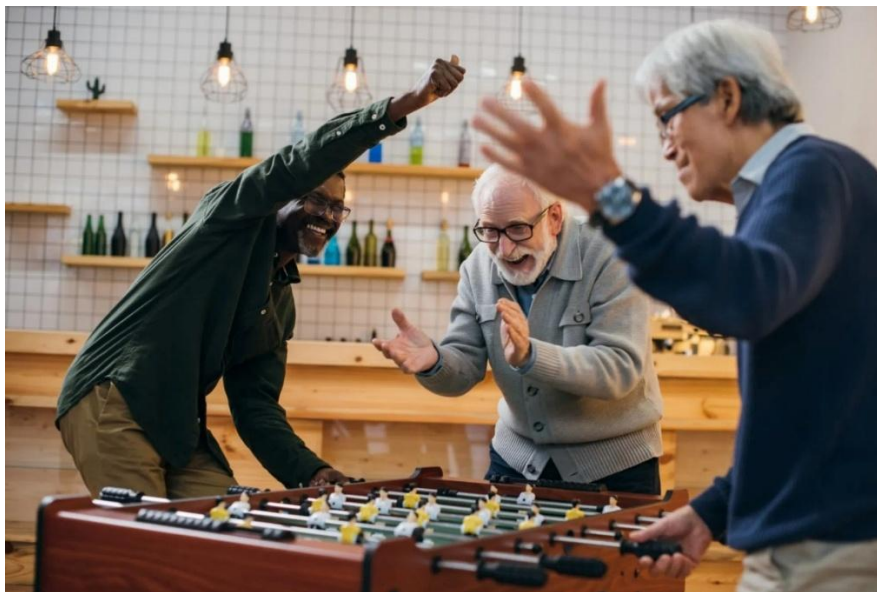
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Foreword

This master's thesis is part of my graduation project for the master's track *Management in the Built Environment* at the Faculty of Architecture and the Built Environment at Delft University of Technology. The process of selecting this graduation topic started with my interest in the ageing population in the Netherlands and how this affects the Dutch housing market. During my years of studies, the lack of housing mobility was recognised as a practical and societal challenge. I wanted to contribute to this challenge by delving deeper into the societal factors that might drive this housing mobility. Instead of focusing on financial, organisational, or technical aspects, I wanted to focus simply on what people actually want. And rather than looking at the beginning of the mobility chain, I wanted to look at the end: the seniors. Furthermore, during my studies, I saw potential for community living among this group. In a world that is becoming increasingly individualised, I saw this graduation project as an opportunity to help connect people again and, at the same time, address many challenges in Dutch society.

First, I would like to thank my supervisors, Marja Elsinga and Harry Boumeester, for their valuable guidance throughout this process, which has encouraged me to conduct this academic research independently and thereby achieve my personal goal for this graduation project. I am thankful for your expertise, knowledge, and enthusiasm, and you have inspired me with many new insights on this topic. Furthermore, I want to thank the entire 3W real estate team, especially my supervisor, Joep Smeets, for their warm welcome and the opportunity to experience the world of real estate in practice. I valued your time, feedback, network, and the freedom to explore this topic even further. Additionally, I would like to thank the questionnaire respondents and Stichting Knarrenhof®, especially Peter de Jong, for their time, enthusiasm, and for giving me the opportunity to do this research in collaboration with an organisation I believe makes a valuable contribution to society. I am also grateful to the seniors living in Hof van Leeuwesteyn and the experts who participated in this research, for their time and for sharing their experiences so openly with me. Your contribution has been essential to this study. Last, but certainly not least, I want to thank my family and friends for their support throughout my five years of study. Although often in the background, your encouragement and support have played an important role both in completing this research and in my personal development. For that, I am very grateful, and I could not have done this without you.

Enjoy reading this research!

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Abstract

The Dutch housing market is under pressure due to a shortage of homes, limited buildable land, rising construction costs, and an ageing population living in under-occupied housing. At the same time, the phenomenon of double ageing places increasing demands on care systems. Compact collective housing has the potential to address both challenges, but only when it is genuinely attractive to the seniors it is intended for. Drawing on literature on rightsizing, collective housing, and ageing in place, this research examines how a better understanding of the preferences of vital seniors for private living space, shared spaces, neighbourhood characteristics, and the social environment can improve the attractiveness of smaller social housing units in the Netherlands.

A mixed-methods approach was used, combining a questionnaire on the stated preferences of seniors interested in a Knarrenhof project, a focus group with seniors already living in compact collective housing, and a focus group with experts in the development and management of senior housing.

The findings show that collective living in compact homes can work well for vital seniors, but only when specific conditions are met. A private outdoor space, sufficient storage, and daily amenities within walking distance consistently emerged as the most valued aspects, while the success of shared spaces depended not only on their physical design, but also on resident composition and social support. A notable finding is that concerns of seniors considering a move proved considerably less problematic among seniors who had actually moved, suggesting a gap between stated and revealed preferences. The neighbourhood and social environment also played a more important role in seniors' satisfaction than the dwelling alone.

The findings provide developers, housing associations, investors, municipalities, and policymakers with practical insights into what vital seniors value, and how this knowledge can guide the development of compact collective senior housing that supports residential mobility, independence, and social well-being.

Keywords - vital seniors, housing preferences, smaller dwellings, social rental sector, shared spaces, neighbourhood characteristics, housing mobility

Table of Contents

Foreword	2
Abstract	3
1. Introduction.....	7
1.1 Problem statement	7
1.2 Research questions	10
1.3 Scope	11
1.4 Scientific and societal relevance of the research.....	11
1.5 Deliverables and milestones	12
1.6 Personal study goals.....	12
2. Literature review	13
2.1 Conceptual model	13
2.2 Vital seniors	14
2.3 Housing preferences	14
2.4 Independent living and ‘ageing in place’	16
2.5 Existing collective senior housing concepts	16
2.6 Smaller senior housing in the Dutch social rental sector.....	18
2.7 Rightsizing.....	19
2.8 Hypothesis.....	20
3. Methodology.....	21
3.1 Mixed-methods research approach	21
3.2 Data collection.....	22
3.3 Data analysis.....	23
3.4 Methodological risks and mitigation.....	24
3.5 Research ethics.....	25
3.6 Data management.....	26
4. Questionnaire results: stated preferences of seniors.....	27
4.1 Introduction	27
4.2 Respondent characteristics	27
4.3 Current housing situation	28
4.3.1 Current dwelling characteristics	28
4.3.2 Reasons for willingness to move.....	30

4.4 Preferences on private living space	32
4.4.1 Preferences for the private dwelling	32
4.4.2 Expectations after moving to a new dwelling.....	37
4.5 Preferences on shared spaces	38
4.6 Preferences on neighbourhood characteristics	43
4.7 Preferences on the social environment	44
4.7.1 Fellow residents in clustered living.....	44
4.7.2 Community contributions	45
4.8 Conclusion: stated preferences	47
5. Focus group results: revealed preferences of seniors	49
5.1 Introduction	49
5.2 Hof van Leeuwesteyn	49
5.3 Previous housing situation	50
5.4 Experiences with private living space.....	50
5.4.1 General advantages and disadvantages	50
5.4.2 Experiences with a smaller home	51
5.5 Experiences with shared spaces	52
5.6 Experiences with the neighbourhood	53
5.7 Experiences with the social environment	53
5.8 Conclusion: revealed preferences	55
6. Focus group results: expert perspectives.....	56
6.1 Introduction	56
6.2 Private living space	56
6.3 Shared spaces	57
6.4 Neighbourhood.....	59
6.5 Social environment	60
6.6 Barriers to collective and smaller senior housing	61
6.7 Conclusion: expert perspectives.....	62
7. Discussion	64
7.1 Key findings.....	64
7.2 Interpretation of results	64

7.3 Relevance.....	67
7.4 Limitations	70
7.5 Recommendations for future research	71
8. Conclusion	73
Reflection	75
References.....	76
Appendices	84
A. Data Management Plan.....	84
B. Informed consent forms.....	96
C. Questionnaire: main results tables	103
D. Questionnaire: cross-analysis tables.....	114
E. Structure: focus group with seniors	152
F. Structure: focus group with experts	157
G. Table: findings overview and recommendations.....	161
F. AI-declaration.....	165

1. Introduction

1.1 Problem statement

In recent years, production of small new-build homes has grown, while the construction of larger units has declined (Ministry of Housing and Spatial Planning, 2025a). This trend is partly driven by demographic changes, but mainly by the ongoing housing crisis. A shortage in the supply of housing and rising house prices are significant factors influencing this crisis. The shortage is reflected in the current deficit of 396.000 homes (ABF, 2025). In response to this, the government aims to add 900.000 homes to the housing stock before 2030 (Ministry of Housing and Spatial Planning, 2022). In response to affordability challenges, agreements were made during the *Woontop 2024* that two-thirds of all newly developed homes should be affordable for low- and middle-income households, while at least 30% of all new homes should be delivered as social rental housing (Ministry of Housing and Spatial Planning, 2024b). These targets are developed due to an increasing demand for affordable housing, as 65% of housing seekers look within this affordable category, of which 34% in the regulated sector (ABF, 2025). Housing associations responded to this demand with an increase of 22% of new-builds in 2024 compared to 2023 (Aedes, 2025). This puts them well on track to reach the target of 30,000 homes per year from the Ministry of Housing and Spatial Planning (2024a), but in the long term, this may be jeopardised, as all new construction is currently financed by loans. The withdrawal of governmental subsidies in the 1990s has had a big impact, as many housing associations became financially independent (Gruis & Nieboer, 2006). In 2023, National Performance Agreements were drawn up regarding the availability of affordable housing, the sustainability and liveability of neighbourhoods, and the affordability of housing (Ministry of the Interior and Kingdom Relations, 2022). These ambitious goals were achievable, given that housing associations' investment capacity increased after the abolition of the landlord levy in 2023. Yet, many housing associations have now reached financial limits due to the viability gap for new housing developments (ANP, 2024; Woonbond, 2025). Social rents are too low to cover rising construction costs, and stricter sustainability and safety requirements push affordability even further out of reach for developers (J. Groot, 2024; Zuidelijke Rekenkamer, 2025).

The targets from the government, along with challenges regarding affordability and supply, led to an interest in developing smaller housing. It is one of the few financially feasible options for developers and housing associations in meeting the supply and affordability targets. First, in terms of affordability, although small homes have a higher price per square metre (m²), the total rent or purchase price is lower (Evans et al., 2015). Also, smaller units have a reduced impact on energy consumption, making them more accessible, affordable, and comfortable for households (Clune et al., 2012; Souaid, 2024). The second driver for smaller housing is the shortage of buildable land in the Netherlands. A lack of available land is one of the major bottlenecks across all housing segments in housing production (S. Groot & De Groot, 2024). Smaller units allow more homes to be built on the same plot, which partly addresses

this problem (Renn & Armlovich, 2016). The third driver is the demographic shift, in which the number of single-person households has already increased significantly over recent decades and is expected to continue to grow (Centraal Bureau voor de Statistiek, 2025; OECD, 2025; Staatscommissie Demografische Ontwikkelingen 2050, 2024). Especially among older households, as it is expected that by 2050, 44% of single-person households will be aged 65 and over (ABF Research, as cited in Staatscommissie Demografische Ontwikkelingen 2050, 2024). The demand for family-sized homes is therefore expected to grow more slowly, and the demand for housing suited to single-person and older households will increase.

Still, increasing the supply of new homes alone will not solve the housing shortage anytime soon. As the Dutch housing market is inelastic, it will take time to reach the targets. The need for new housing construction can be reduced when more efficient use of the existing housing stock is made (Jonkman et al., 2020). This can be achieved by stimulating seniors to voluntarily move within the housing market, as many older households occupy homes that no longer match their household size. According to Eurostat (2025), 70.6% of Dutch households aged 65 and over live in under-occupied housing, due to the loss of a partner or children who have moved out (Clark & Deurloo, 2006; Mol, 2020). These homes would be better suited for larger families. According to a survey from NOS (2021) among Dutch municipalities, the lack of mobility among older households was identified as the main bottleneck in the housing market. By relocating older households to more suitable homes, the housing flow will be improved. According to Stec Group (2021), building one senior home leads to five subsequent moves in the housing market, compared to only one move when building a starter home.

Despite this potential to reduce pressure on the housing market, older households are generally not inclined to move. Since 2021, the number of moves among single-person households aged 65 and over has not changed, and among multi-person households it has even declined by 11% (Ministry of Housing and Spatial Planning, 2025a). This is despite the fact that seniors who have recently moved to a more suitable home have fewer concerns about their future living situation than seniors who have not taken steps (Valk et al., 2022). One of the most important factors in seniors' reluctance to move is financial barriers. Many older adults pay historically low rents or have paid off their mortgages, which makes moving financially unappealing, as their monthly expenses would increase (APG, 2024; Staatscommissie Demografische Ontwikkelingen 2050, 2024). A second major barrier is the lack of suitable housing for seniors (Boelhouwer & van der Heijden, 2022; Ministry of Housing and Spatial Planning, 2025a). After the Rutte II cabinet reduced government funding for residential care and nursing homes, many older adults with light care needs were expected to remain at home, with no alternatives developed (Morri, 2024). The shortage of senior housing as a result of these policy changes leaves many seniors who are willing to relocate without suitable housing options, including those who are vital and do not yet need care but simply seek more social contact or have a desire for change (Stoisser et al., 2025; van Hoof et al., 2021). Among seniors aged 65 or over, high housing prices, limited supply in preferred areas, and a lack of housing that meets their needs are the main reasons for not moving (Ministry of Housing and Spatial Planning, 2025a). This lack of suitable housing is not only a practical issue

but also a societal one. As we are also dealing with an increase in the number of households aged 80 and over, also known as the phenomenon of double ageing, and people being more geographically dispersed, it will become more challenging to organise informal care close to home. This places even greater pressure on existing care networks (Staatscommissie Demografische Ontwikkelingen 2050, 2024). The housing challenge is therefore not only about building enough homes, but also about creating environments where seniors can connect with one another and look out for each other. As a response to this, new housing concepts have emerged, such as senior co-housing communities, which involve dwellings that promote independent living, some level of care and support when needed, and a sense of community created among residents as they undertake activities together and support one another (Rusinovic et al., 2019; Stoisser et al., 2025). These concepts reflect the recognition that the housing challenge for seniors is as much social as it is spatial. Staatscommissie Demografische Ontwikkelingen 2050 (2024) argues that developing housing forms in a communal setting as a supplement to the existing housing stock is considered a near-prerequisite for public health, because such forms can relieve pressure on both formal and informal care systems. While this offers an in-between solution for seniors who do not want to live in care facilities but are willing to move to a different home, the development of such housing is lagging. The national target now requires 290.000 new suitable homes for seniors by 2030, of which 60,000 social rental units, but progress is limited due to delays in housing deals, lack of municipal planning, and insufficient attention in political agendas (Algemene Rekenkamer, 2025; Ministry of Housing and Spatial Planning, 2025b). In 2024, only 1.4% of the required senior homes had been completed (CBRE, 2025). This highlights the need for new, suitable, but smaller housing, especially for vital seniors in the social rental sector.

However, 'rightsizing' to a smaller home is not very appealing to many seniors. While smaller homes offer affordability and spatial efficiency, they often do not align with seniors' living preferences. Only a relatively small group wants to live smaller, often for reasons such as reduced maintenance or releasing capital (Burgess & Quinio, 2020). Yet, many seniors spend more time at home and therefore value extra space for hobbies or for individual activities when living with a partner (Judd et al., 2010). Also, moving to a smaller home is sometimes experienced as a loss of wealth, which reduces the acceptance of such homes (Burgess & Quinio, 2020). In practice, all of this means society is forcing senior citizens into smaller homes, yet with higher monthly costs, which is an unattractive proposition for an individual (Robathan, 2020). Yet, from a societal perspective, relocating older households has many benefits, as it can improve housing mobility within the housing market.

Together, these insights show that simply building smaller homes as a response to a lack of buildable land and the need for affordable housing is not enough. To encourage the flow in the housing market and to make efficient use of the existing housing stock, housing must meet the preferences of vital seniors to make rightsizing a realistic option.

Much research has been done on seniors' preferences for their private space, surroundings, shared spaces, and the social activities they value most. Yet, the connection between these preferences and the extent to which they can contribute to the attractiveness

of a smaller, newly built social housing unit remains underexplored. This emphasises a knowledge gap in how smaller social housing dwellings can become attractive to seniors and how seniors can be encouraged to move earlier, rather than waiting until moving becomes unavoidable once care is needed. Thereby, it encourages the flow in the housing market while making efficient use of space and following affordability targets. Additionally, the social rental sector has a strong influence on its users' housing choices, as it can shape their choices through its supply, unlike the more demand-driven private sector. By offering smaller homes in the social rental sector, it can both normalise and stimulate the move of seniors to smaller housing. If it manages to do so in a way that aligns with the needs of seniors, despite its financial and regulatory limitations, it may demonstrate that such housing models are suitable, acceptable, and feasible, and possibly encourage other sectors to adopt similar approaches.

1.2 Research questions

For this research, the following research question has been developed:

How can a better understanding of the preferences of vital seniors regarding private living space, shared spaces, neighbourhood characteristics and the social environment improve the attractiveness of smaller social housing units in the Netherlands?

To answer this main question, the following sub-questions were developed to guide this study:

1. What stated preferences do vital seniors interested in living in a new senior housing project have regarding the characteristics of their private living space, shared spaces, neighbourhood, and social environment when the private living space is smaller?
2. What revealed preferences do vital seniors who have moved to a recently developed senior housing project have regarding the characteristics of their private living space, shared spaces, neighbourhood, and social environment?
3. To what extent do the stated and revealed preferences of vital seniors align with what is feasible in the development of new, smaller collective senior housing in the social rental sector?

The main aim of this research was to understand how seniors' preferences for their private space, shared spaces, neighbourhood, and social environment can optimise new housing projects for seniors in the Netherlands. The study sought to formulate recommendations and guidelines for developing and locating new, smaller senior homes in the social rental sector to promote seniors' well-being while also stimulating mobility in the housing market in a spatially efficient and affordable way. This is achieved by exploring what vital seniors prefer most and how these preferences can shape their decision to 'rightsized'. The findings are relevant to municipalities, housing associations, developers, investors, and policymakers who seek to stimulate mobility in the senior housing market and improve the functioning of the housing chain.

1.3 Scope

This research focuses on vital seniors aged 55 and older in the Netherlands who are considering or have already moved to an age-appropriate home. The study focuses on the social rental sector, as housing associations play an important role in providing suitable housing for seniors with limited financial resources and can use their allocation policies to better match housing to residents' needs.

The empirical research was conducted in Delft and Utrecht, both urban areas within the Randstad. The findings should therefore be interpreted primarily within an urban context.

The study examines seniors' preferences across four scales: private living space, shared spaces, neighbourhood characteristics, and social environment. Financial feasibility, architectural design, and legal or policy aspects fall outside this scope. Expert perspectives were included solely to assess the extent to which the identified preferences can be translated into practice within the social rental sector.

1.4 Scientific and societal relevance of the research

This research is scientifically relevant as it addresses a gap in the literature on how the preferences of vital seniors for private living space, shared spaces, neighbourhood characteristics, and social environment influence the attractiveness of smaller housing in the social rental sector. Existing studies have examined seniors' housing preferences and analysed the concepts of downsizing and rightsizing for quality of life (Hammond et al., 2018; Judd et al., 2013). However, they offer limited insight into how a reduction in private living space can be compensated through careful design of private, shared, neighbourhood facilities, and the social environment of their home. This study combined stated and revealed preferences to analyse seniors' housing preferences in relation to actual behaviour (Earnhart, 2002; Phaneuf et al., 2013). This was then validated through a session with experts, which allowed these preferences to be translated into practice.

The research has societal relevance as it responds to ongoing housing shortages, limited buildable land, affordability challenges, pressure on formal and informal care networks, and an ageing population living in under-occupied homes (ABF, 2025; Eurostat, 2025; S. Groot & De Groot, 2024; Ministry of Housing and Spatial Planning, 2024b). Although relocating these older households could improve mobility in the housing market, many seniors are not inclined to move, partly due to a lack of suitable housing options (Boelhouwer & van der Heijden, 2022). By identifying how characteristics of private living spaces, shared spaces, neighbourhoods, and social environments can make smaller housing units more attractive to seniors, this study aims to support mobility in the housing market, encourage a more efficient use of the existing housing stock, and potentially ease pressure on care systems by supporting seniors to live safely and independently for longer.

1.5 Deliverables and milestones

This research provides several deliverables to better understand how smaller new-build social housing units can meet the preferences of seniors. One deliverable that serves as the foundation of this research is the literature review, which brings together existing knowledge of the key concepts. A second deliverable is the empirical analysis, consisting of a questionnaire to identify stated preferences of seniors, a focus group with seniors to explore their revealed preferences, and a focus group with housing development experts to translate these insights into practice. The findings are used to develop practical guidelines and recommendations for the development and location of smaller senior homes in the social rental sector, forming the final deliverable of this graduation project: the research report.

To achieve these deliverables, the research process is structured with formal assessment moments. The first milestone was the A1 kick-off, where the graduation setup was assessed. The second milestone was the A2 midterm, which assessed the progress made in the preliminary research. This is followed by the A3 green light moment, where the final research was evaluated. The final milestone and assessment moment was the A4 presentation of the completed research for the public. Together, these moments have guided the progression of this graduation project.

1.6 Personal study goals

With this graduation trajectory, I aimed to develop skills in conducting independent academic research and to gain experience with empirical methods. Additionally, I aimed to strengthen my planning and organisational skills and to structure and guide my own research process. Another important goal for me was to translate theoretical knowledge into practical recommendations for stakeholders in housing development. Beyond these professional skills, this research also gave me the opportunity to dive deeper into the human side of housing, something that can easily be overlooked in discussions for housing development. By focusing on seniors' lived experiences and preferences, I hope to better understand how housing and policy decisions influence their independence, well-being, and willingness to move.

2. Literature review

In this chapter, the conceptual model of the key concepts of this research and their relationships is introduced. This is followed by a discussion on the definition of 'vital seniors', the relationship between different scales of housing preferences, independent living and the trend of 'ageing in place', and existing collective housing concepts for seniors and their facilitators. Lastly, the role of housing associations in the development of smaller social housing and the term 'rightsizing' are explored.

2.1 Conceptual model

The conceptual model in Figure 1 provides an overview of the key concepts of this research. The target group is defined as vital 55+ seniors, as shown in Figure 1 on the left. The housing preferences of this group are, for this research, divided into stated and revealed preferences. These are then categorised into four scales: the characteristics of the private space, shared spaces in the building, neighbourhood, and social environment.

The stated preference approach was useful to estimate the preferences of this target group (Phaneuf et al., 2013). This relates to sub-question 1: *What stated preferences do vital seniors interested in living in a new senior housing project have regarding the characteristics of their private living space, shared spaces, neighbourhood, and social environment when the private living space is smaller?*

To ensure that the estimations were also based on observed behaviour, this research also incorporated a revealed preference approach (Earnhart, 2002). This relates to sub-question 2: *What revealed preferences do vital seniors who have moved to a recently developed senior housing project have regarding the characteristics of their private living space, shared spaces, neighbourhood, and social environment?*

After the stated and revealed housing preferences of vital seniors were identified, this study focused on how insights and a better understanding of these preferences can be used to implement them into practice in the social rental sector. This was explored by analysing how and to what extent the preferences of vital seniors in new housing developments align with what is feasible in the social rental sector. This was guided by sub-question 3: *To what extent do the stated and revealed preferences of vital seniors align with what is feasible in the development of new, smaller collective senior housing in the social rental sector?*

The practical guidelines and recommendations that followed from this research, derived from a questionnaire and focus groups, can facilitate the development of smaller social housing that meets seniors' preferences, thereby attracting seniors and stimulating mobility in the housing market.

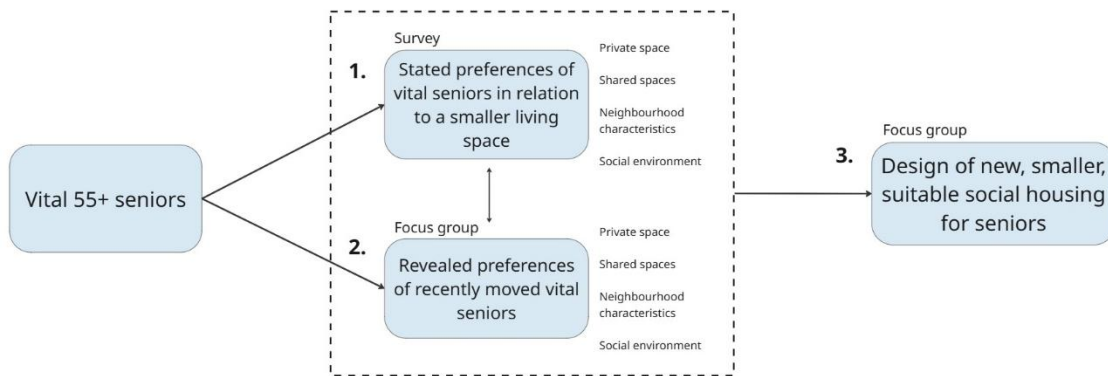


Figure 1: Conceptual model with key concepts and the relationship between the preferences of vital seniors and the development of new and smaller social housing units. Own illustration.

2.2 Vital seniors

This research focused on vital seniors in the Netherlands who are inclined to relocate, or have already relocated, to age in place. Seniors are not a homogeneous group; the literature often distinguishes between frail and vital seniors. Frail seniors are characterised by high vulnerability and generally experience reduced well-being, whereas vital seniors tend to have fewer limitations, a low vulnerability level and relatively high well-being (Gezondheidsraad, 2018). The concept of vital seniors is related to the physical and mental abilities that enable older adults to live independently and actively as they age (World Health Organization, 2021). A study by Amsterdam UMC indicates that vitality can remain present in later life, as they found that more than a quarter of adults aged 75 and over can be considered vital (Hoogendijk, 2020). In policy and everyday language, vital seniors are described as older adults who are independent, socially engaged and make little or no use of formal care. They often experience a strong sense of purpose and actively participate in society (Ministry of Health Welfare and Sport, n.d.).

For this research, vital seniors were divided into three age groups: younger seniors (55-64), mid-stage seniors (65-74), and older seniors (75+). With this division, the differences in their life phases and decision-making processes regarding their homes are incorporated into the research. Vitality was treated as a characteristic across all three groups, in terms of independence in daily life, active engagement in society, and a need for little or no formal care, without implying differences in their health status.

2.3 Housing preferences

When delving deeper into seniors' preferences, it was valuable to examine their housing behaviour. Some seniors would like to move to a more suitable home but have not yet been able to do so. For this group, a stated preference approach was useful for exploring housing preferences (Phaneuf et al., 2013). With this approach, respondents were asked to choose

between hypothetical alternatives or scenarios for their home. However, stated preference methods are known to be prone to hypothetical bias. Therefore, studies of housing preferences also use a revealed-preference approach, based on observed behaviour (Earnhart, 2002). This includes seniors who have already moved to a newly developed, often smaller, senior home. In this revealed-preference approach, the housing choice itself is taken into account as an indication of residential preference (Timmermans et al., 1994).

The characteristics that define stated and revealed preferences are categorised into four scales: private living space, shared spaces within the building, the neighbourhood, and the social environment in which the home is located. For this research, these four scales were treated as interdependent, as they can compensate for or complement one another in shaping housing preferences.

The trend towards smaller dwellings raises questions about the minimum acceptable home size and how to ensure long-term quality. Based on literature on the minimum and maximum square metres that define a small home and ensure well-being, a small home is defined in this research as one between 30 and 70 square metres (Thiel & Zaunbrecher, 2024; Ulrich, 2025). According to Brysch (2023), various housing models (e.g. student-style housing, micro-housing, co-living, collaborative housing) address these acceptability concerns by providing common spaces that compensate for or complement the reduced size of private spaces. Arslan (2023) supports this argument by describing collective areas in housing projects as an extension of smaller living spaces. In this context, Brysch & Czischke (2022) argue that it is important to maintain a balance between private and collective spaces to keep building costs under control while also promoting user values, such as social interaction, sharing, and community building. It is thereby indicated that a reduction in private living space is often addressed at the building level through the provision of shared spaces.

This logic of compensation also applies at the neighbourhood scale, providing residents with space that compensates for smaller private living spaces. Arslan (2023) argues that outdoor and neighbourhood spaces can further enlarge the living environment. Similarly, Foth & Sanders (2005) state that the smaller an apartment is, the less space it offers for social activities and connections and that public and collective spaces can make up for this lack. Research shows that the choice of neighbourhood by households is influenced by factors such as lifestyle, cultural life, place-making activities, and amenities (Preece et al., 2023). As neighbourhoods with these qualities often have higher housing costs, people accept smaller living spaces to access these neighbourhoods. Together, these studies demonstrate that preferences for private living space, shared spaces within the building, neighbourhood characteristics, and the social environment should be considered in relation to one another when looking at housing preferences of seniors.

Building on this insight, this research hypothesises that smaller senior homes can be made more attractive when shared spaces are provided, and social interaction between residents is stimulated, thereby encouraging the flow in the housing market.

2.4 Independent living and ‘ageing in place’

Recent studies show a decline in the number of adults aged 75 and over living in institutional care in the Netherlands, with most older adults now living independently (Van Meurs & Koning, 2024). Independent living refers to performing activities of daily life with little or no help from others (World Health Organization, 2002). This development is often presented as positive, particularly for vital seniors, as it aligns with their preference for self-reliance, self-management and maintaining self-esteem (Milligan, 2009). One driver of this independence among older adults is the policy changes by the Rutte II cabinet, which reduced government funding for nursing homes (Morri, 2024; Van Meurs & Koning, 2024). This meant that many older adults with lighter care needs were expected to stay home with no suitable alternatives developed. While this funding reduction is often seen only as a cost-saving intervention to institutional care, Groot (2025) argues that it was also a human-centred approach as it aligned with the preferences of the majority of older adults. However, housing shortages, under-occupied housing, and thereby concerns about accessibility and safety raise questions about whether current housing conditions support this form of independent living.

In this context, the concept of *ageing in place* has become a popular topic in discussions about housing for seniors. However, the literature on the definition of ‘ageing in place’ is rather conflicting. Greenfield (2012), for instance, defines it as “being able to remain in one’s current residence even when faced with increasing need for support because of life changes such as declining health, widowhood, or loss of income” (p. 1). This definition relates to the government’s cost-reduction goal for institutional care. With this definition, the trend of ageing in place has also contributed to under-occupied housing and, in some cases, extreme social isolation among older adults due to limited social contacts (Bookman, 2008). While Wiles et al. (2012) emphasise that ageing in place means “that older people wanted to have choices about their living arrangements and access to services and amenities” (p. 360). Similarly, Horner & Boldy (2008) define ageing in place as “a positive approach to meeting the needs of the older person, supporting them to live independently, or with some assistance, for as long as possible” (p. 356). These definitions relate more to the definition of ‘*ageing in the right place*’, which emphasises the importance of an appropriate and supportive environment for older adults to age comfortably and independently (Nordeström et al., 2023). From a housing and governance perspective, Doekhie et al. (2014) emphasise that collaboration between local authorities and housing associations is crucial to developing suitable housing options that enable older adults to live independently for as long as possible.

2.5 Existing collective senior housing concepts

As mentioned before, ageing in place has contributed to under-occupied housing and, in some cases, extreme social isolation among seniors due to limited social contacts (Bookman, 2008). As a result, ageing in place is not only associated with inefficient use of the existing housing stock but also raises concerns about seniors’ social well-being. In response, collective housing

has gained attention as an alternative. Collective housing refers to arrangements in which households live independently while sharing communal facilities and spaces (Stavenuiter & Van Dongen, 2008). Compared to traditional housing types, collective housing generally requires less space and material use due to its shared facilities, which can contribute to its affordability (Van Duren, 2025). In addition, as acknowledged by the Staatscommissie Demografische Ontwikkelingen 2050 (2024), the importance of collective housing forms lies in supporting social interaction among residents through shared activities and mutual responsibility. In the Netherlands, several thousand collective housing initiatives have already been realised, and demand for such concepts is increasing (Herder et al., 2019). Housing corporations and care organisations have responded by developing housing forms with care and nursing options, such as *Thuisplusflats* in Rotterdam, *Lang Leven Thuisflats* in Amsterdam and *Het Andere Wonen* for people with care needs (Van Duren, 2025). However, there is a limited provision for vital seniors who do not yet need care, but wish to live in a more socially engaged environment. As Canoy (2023) argues, many challenges faced by older adults are not necessarily care-related but rather relate to attention, social contact and support in organising their daily life.

Therefore, new courtyard-style housing ('hofjes') for seniors is emerging, where residents live in close social and visual proximity (A. Groot & Potjer, 2024). Knarrenhof® is an example of this 'hofjes' concept and is a foundation that aims to develop age-proof housing for self-reliant seniors (Czischke et al., 2023). The concept is based on independent living combined with shared spaces, such as a communal garden or meeting area (Knarrenhof, n.d.). Participation in collective activities with residents from a 'hofje' is not obligatory, but residents have opportunities to engage with one another. Many residents are socially active, often involved in voluntary work, and are motivated by each other's support rather than formal care. A different example of collective and community-based housing is *Liv inn*. Liv inn combines community living with the availability of different levels of care (Liv inn, n.d.). This ranges from independent living to nursing and hospice care. Residents do not have to relocate as their situation changes, as care can be scaled up when needed. This makes the concept suitable for both vital and less vital seniors to age in place.

Alongside these housing concepts, several organisations play an important role in facilitating collective senior housing in the Netherlands. The *Landelijke Vereniging Gemeenschappelijk wonen van Ouderen* (LVGO) supports collective housing initiatives for people aged 50 and over. LVGO has experience in group living and provides support by giving advice and communicating with housing corporations and government bodies (Landelijke Vereniging Groepswonen van Ouderen, n.d.). In addition, *Woonzorg Nederland* develops many different housing concepts for seniors. It focuses on independent living, community building and access to care. Its housing models range from resident control and shared facilities to care-oriented forms such as *ZorgWonen* (Woonzorg, n.d.). Another example of a facilitating organisation is *Habion*, which also provides affordable and accessible housing for seniors in the Netherlands. This includes independent housing as well as housing units within care facilities (Habion, n.d.). Lastly, *Platform31* supports the realisation of collective senior

housing through research, knowledge sharing, and the exchange of best practices among municipalities, housing associations, and other stakeholders (Platform31, n.d.).

2.6 Smaller senior housing in the Dutch social rental sector

According to WoON 2024, 31% of households in the regulated social rental sector in the Netherlands are aged 65 and over (Ministry of Housing and Spatial Planning, 2025a). This share of older households is driven by housing associations, which are seen as organisations that have the capacity to support new concepts of senior housing. Van Duren (2025) argues that housing associations can act as ‘enablers’ of collective housing concepts, as their goals and responsibilities align with the social benefits associated with collective senior housing.

However, providing suitable housing for seniors with limited financial means remains challenging. This is reflected in a shortage of suitable social rental and care-oriented dwellings, which leads to long waiting lists (Bleijenburg et al., 2020). At the same time, seniors' preferences are changing, creating demand for smaller-scale, more flexible housing options. This requires housing associations to develop adaptable housing by working with municipalities to operationalise the concept of ‘lifelong suitable’ housing. Clear requirements for this concept are needed for these new developments (Bleijenburg et al., 2020). In this context, housing associations are considered responsible for developing age-friendly and potentially clustered housing for older people. According to Sanchaniya et al. (2025), age-friendly housing can be defined by four principles: accessibility, safety (e.g. adequate lighting and non-slip flooring), comfort (e.g. thermal and acoustic comfort), and social integration.

Policy changes have also led to a growing group of seniors who no longer require continuous care, but want the safety and social cohesion of collective housing. These housing concepts bridge a gap between ageing in place and institutional care facilities, and can be referred to as co-housing communities (van Hoof et al., 2021). Housing associations have a responsibility to ensure suitable housing and care at neighbourhood and regional levels. This means their public task to house older people extends to neighbourhood liveability as well (Government of the Netherlands, n.d.).

While housing associations seek innovative solutions to social challenges, demand for independent housing concepts continues to grow (van Hoof et al., 2021). Therefore, housing associations have a responsibility and an opportunity to develop innovative housing solutions that better match the needs of seniors. By attracting seniors to these suitable dwellings, residential mobility can increase, which can be beneficial, as it enables a more efficient allocation and distribution of their housing stock.

Building on these insights, it can be hypothesised that providing housing that better matches seniors' needs increases their willingness to move, contributing to a more efficient allocation of the social rental housing stock.

2.7 Rightsizing

The literature highlights the need to rethink the approach for developing housing for the ageing population. Hammond et al. (2018) argue that there needs to be a shift from discussions about 'downsizing' to the term 'rightsizing', which focuses more on the quality of life for seniors. Downsizing is defined as the act of moving to a smaller dwelling and reducing personal possessions (Costlow et al., 2020; Ekerdt et al., 2004). From a policy perspective, downsizing is often viewed as a positive objective, as it can lead to more efficient use of the existing housing stock by making under-occupied dwellings available to families. However, some participants of the research by Judd et al. (2013) questioned the term 'downsizing'. It was suggested to highlight the appropriateness and choice of housing rather than downsizing. Their findings suggest that governments should encourage relocation in later life in ways that respect seniors' autonomy and rights, rather than pressuring them to move. Additionally, research by Pannell et al. (2012) shows that the way downsizing and under-occupation are discussed is often experienced negatively by older adults. Participants describe these discussions as upsetting, and this reflects the lack of concern and understanding of what quality of life means from seniors' perspectives. In particular, the emotional aspects involved in moving play a crucial role in this context. The term 'downsizing' is therefore often perceived as dismissive, whereas 'rightsizing' recognises that housing decisions are emotionally complex and have a significant impact on well-being.

The concept of rightsizing is described as an active and positive choice for seniors to move to a different home to improve their quality of life (Hammond et al., 2018). This supports the argument that housing decisions are based on how they think their environment and personal circumstances might change positively. In other words, the decision to move is driven by the desire for a better quality of life. In the Netherlands, this shift to 'rightsizing' is much needed, as there is a lack of accessible and suitable homes available for older households that want to improve their quality of life, resulting in a lack of seniors inquired to move (Boelhouver & van der Heijden, 2022).

Several studies emphasise the importance of choice and moving voluntarily in the housing market. Walker & Mcnamara (2013) argue that some older adults move proactively to reduce or prevent potential push factors, such as declining health. This proactive approach, by increasing pull factors, is associated with greater satisfaction and well-being. Voluntary relocation can support independence and help seniors prepare for future changes in their needs. Similarly, Bekhet et al. (2009) find that freedom of choice makes the adjustment to their new home easier, and when they feel restricted or pushed into a move, it can lead to a more difficult adjustment and negative effects on well-being.

Together, these studies highlight the importance of developing housing that suits seniors well and strengthens pull factors. By focusing more on the concept of 'rightsizing', attention shifts from efficient use of space to more suitable and attractive housing for seniors, thereby allowing them to improve their quality of life. In line with the recommendations of Hammond

et al. (2018), this research contributes to understanding seniors' housing preferences and the types of homes and neighbourhoods that support their quality of life in later life stages.

2.8 Hypothesis

Several studies suggest that a reduction in private living space does not necessarily reduce housing satisfaction when other aspects of the living environment compensate. Brysch (2023) and Arslan (2023) argue that shared spaces within a building can function as an extension of smaller private units, while Foth & Sanders (2005) show that public and collective spaces can make up for the limited space available for social activities. At the neighbourhood scale, access to amenities and social infrastructure can similarly outweigh the impact of smaller private living spaces (Preece et al., 2023).

The willingness of seniors to move to such housing is also shaped by how relocation is presented in the media or society. Hammond et al. (2018) argue that when moving is seen as an active choice to improve quality of life, known as 'rightsizing', rather than a forced reduction in space, seniors are more open to relocating. Walker & Mcnamara (2013) support this by finding that voluntary relocation is associated with more satisfaction and well-being among seniors.

When smaller but well-designed senior housing becomes an attractive and accepted option within the social rental sector, it may also encourage similar developments in other housing sectors, making smaller living a more normal and appealing choice for seniors on a larger scale.

Building on these insights, this research formulates the following central hypothesis:

Smaller social housing units become more attractive to vital seniors when the shared spaces, neighbourhood characteristics, and social environment sufficiently compensate for the reduction in private living space.

3. Methodology

3.1 Mixed-methods research approach

This research aimed to better understand the housing preferences of vital seniors and how these preferences can contribute to the attractiveness of smaller social housing units. The focus was on the preferences of vital seniors regarding the characteristics of their private living space, shared spaces within the building, the neighbourhood, and the social environment when their private living space is smaller, and how these preferences can be translated into strategies for housing development within the social rental sector. For this research, a mixed-methods approach was used, and guided by the main research question: *How can a better understanding of the preferences of vital seniors regarding private living space, shared spaces, neighbourhood characteristics, and social environment improve the attractiveness of smaller social housing units in the Netherlands?*

First, to answer this question, the study identified the stated preferences of vital seniors aged 55 and over who are interested in living in a new senior housing development by *Stichting Knarrenhof*[®]. *Knarrenhof*[®] was chosen for its housing concept, which is primarily designed for vital seniors who want to live independently for as long as possible. It combines private homes with shared facilities and emphasises community living. This made it a suitable case to dive deeper into seniors' housing preferences, priorities, and trade-offs, particularly when considering a smaller private living space in exchange for social connections and shared spaces. Second, the research identified the revealed preferences of vital seniors aged 55 and over who already live in a recently developed senior housing project through a focus group, in which participants were invited to express their views and experiences. The discussion focused on their current housing situation and the choices they have made regarding their home. This focus group was conducted specifically with residents of a compact home in a social rental housing project, as this sector is central to this research. This allowed a comparison between the stated preferences of social renters who expressed interest in *Knarrenhof* and the revealed preferences of social renters already living in a senior housing project, to identify their similarities and differences.

This comparison between stated and revealed preferences connected their intentions to their actual behaviour (Earnhart, 2002). Additionally, the research aimed to understand to what extent these preferences can be applied in practice by examining how stated and revealed preferences align with the possibilities and feasibility of developing smaller senior housing in the social rental sector. This translation from preferences to practice was examined through a focus group with experts in housing development in the social rental sector.

The research used an interpretive and exploratory approach. Interpretive, as it focused on how people understand and experience their housing situation and the processes for decision-making (Bhattacharjee et al., 2012). Exploratory, as this helped identify the participants, their relationships with their social environment, and the factors that influence

their behaviour (Blaikie & Priest, 2019). These insights were important to this study, which focused on the lived experiences and housing decisions of vital seniors.

3.2 Data collection

In the initial phase of this research, a literature review was conducted, which provided a theoretical basis and informed the setup of the questionnaire and the focus groups. After this, the first sub-question was addressed through a questionnaire. The sample size for the questionnaire was determined at the 95% confidence level and a 7% margin of error, resulting in a minimum required sample of 154 participants, from a population of approximately 700 people on the waiting list for a home in a Knarrenhof project.

The questionnaire collected quantitative and qualitative primary data and was administered digitally. It consisted mainly of closed-ended questions that collected quantitative data on preferences related to private living space, shared spaces, neighbourhood characteristics, and the social environment. These variables were measured using predefined responses, such as Likert scales and multiple-choice questions, and helped identify patterns in seniors' preferences. Open-ended questions for collecting qualitative data were also included to allow respondents to elaborate on answers that were initially not included in the predefined options and to clarify the reasoning behind their choices. This helped gain new insights into seniors' preferences and a better understanding of why this group values them.

A follow-up focus group addressed the second sub-question by collecting qualitative data on the current housing situation of vital seniors who have already moved to a clustered senior housing development in the social rental sector and on the choices they made regarding their home. The session was built on insights from the questionnaire and further explored how these housing preferences are experienced in practice after moving. Participants were encouraged to share their views, experiences, and reflections on their living environment, including their motivations for moving and the perceived advantages and disadvantages of their housing choice. A purposive sampling strategy was used to recruit participants for the focus group, as they were deliberately selected based on their experience of living in a senior housing project. This sampling technique is commonly used in qualitative research for the most effective use of available resources (Patton, 2015). Participants were recruited from a senior housing project developed within the last five years that includes shared spaces and a community-oriented design. For this recruitment, a professional network was used, as the internship company, 3W real estate, has access to relevant stakeholders in this field. This made it a suitable partner for reaching the target group. Gatekeeper sampling was used to reach the target population via an organisation that had access to the group. (Ellis, 2020). A group size of 5–8 participants is recommended in qualitative research to ensure control over the group and provide sufficient opportunities for participants to share their insights and observations without limiting the range of experiences (Krueger & Casey, 2014). For this study, the focus group consisted of nine participants, which falls just outside this range but was considered acceptable given the manageable group dynamics during the session.

The third sub-question was addressed through a focus group with experts in housing development in the social rental sector, such as housing associations, municipalities, investors, and developers. This focus group session used the findings and suggestions from the questionnaire and focus group with seniors as a starting point for discussing the possibilities for implementing these ideas in practice. A purposive sampling strategy was also used to recruit participants for this focus group, as they were deliberately selected based on knowledge and experience related to the research topic (Tajik et al., 2024). The participants were selected based on their professional experience in planning, developing, or managing housing or relocating seniors. This session consisted of 7 participants, which falls within the recommended range of 5-8 participants. Recruitment for the focus group also took place through gatekeeper sampling, in which the internship company introduced the researcher to the target group (Ellis, 2020).

Combining questionnaire data with data from focus group sessions strengthened the research through 'methodological triangulation', as multiple methods were used to study a phenomenon (Bekhet & Zauszniewski, 2012). This increased the validity of the research and helped confirm the findings.

3.3 Data analysis

The analysis methods were chosen based on the type of data collected and the aim of each sub-question. For the first sub-question, the questionnaire data were analysed using descriptive and thematic analysis. The closed-ended questions were analysed descriptively to identify patterns in housing preferences and choices related to private living space, shared spaces, neighbourhood characteristics, and the social environment. The open-ended questions, on the other hand, were analysed thematically using coding in ATLAS.ti to identify recurring themes, generate new insights into the preferences and reasoning behind these choices, and provide context for the quantitative findings.

The results of the focus group with seniors for the second sub-question were also analysed thematically to explore the revealed preferences of seniors. This technique, by coding with ATLAS.ti, allowed for the identification of recurring patterns and themes in the group discussion and provided insights into how housing choices are experienced in practice. The focus group findings were compared with the questionnaire results to identify differences and similarities between stated and revealed preferences, as revealed through the lived experiences of vital seniors. This comparison helped clarify how expectations before moving relate to the potential trade-offs seniors make in their housing choices and their experiences after moving.

For the third sub-question, a thematic analysis was also used for the focus group data. This method helped analyse discussions among experts and identified recurring themes related to the development of senior housing, including feasibility, constraints, and opportunities within the social rental sector. Finally, the findings from the questionnaire and the focus groups were synthesised through an interpretative analysis. This connected the

stated and revealed preferences of vital seniors with the perspectives of experts, and helped translate preferences into practical recommendations for development.

	Methods	Data collection	Data analysis
<p>SQ1: What stated preferences do vital seniors interested in living in a new senior housing project have regarding the characteristics of their private living space, shared spaces, neighbourhood and social environment when the private living space is smaller?</p>	Survey	Primary data; questionnaire with vital seniors aged 55 and over who are interested in living in a new senior housing project by Stichting Knarrenhof®.	Closed-ended questions; descriptive analysis Open-ended questions; thematic analysis through ATLAS.ti coding
<p>SQ2: What revealed preferences do vital seniors who have moved to a recently developed senior housing project have regarding the characteristics of their private living space, shared spaces, neighbourhood, and social environment?</p>	Focus group	Primary data; focus group with vital seniors who already live in a recently developed senior housing project in the social rental sector.	Thematic analysis Comparative analysis
<p>SQ3: To what extent do the stated and revealed preferences of vital seniors align with what is feasible in the development of new, smaller, collective senior housing in the social rental sector?</p>	Focus group	Primary data; Focus group with experts on housing development in the social rental sector (e.g. developers, housing associations, municipality, investors).	Thematic analysis Interpretative synthesis

Figure 2: Methodology per sub-question. Own illustration.

3.4 Methodological risks and mitigation

Several risks were associated with the chosen research approach. As the questionnaire was distributed digitally and participation was voluntary, there is a risk of self-selection bias. Seniors who were more interested in the topic or more digitally skilled may have been more likely to respond. Furthermore, people who choose to complete a housing questionnaire, especially those interested in an innovative concept such as Knarrenhof, are likely already thinking more actively about moving. By combining the questionnaire with a focus group of seniors already living in compact collective housing, the research was able to ground stated preferences in actual lived experiences, which contributes to the validity of the findings. However, as both groups had already shown an openness to collective and smaller living, the risk that the sample overrepresents seniors who are relatively open to moving remains a limitation of this research design and is also discussed in Section 7.4. Also, reminders were sent to encourage participation from a broader group to reduce non-response bias.

Additionally, the questionnaire poses a risk of selection bias, as respondents who have been selected were interested in, familiar with, or supportive of the Knarrenhof concept. Respondents may have provided socially desirable answers or responses based on what they think Knarrenhof represents. To reduce the risk of socially desirable responses, respondents were clearly informed that individual results would not be shared directly with Stichting Knarrenhof®. In addition, the questionnaire focused on general housing preferences with shared spaces rather than solely on the Knarrenhof concept, and used neutral wording to avoid guiding respondents in a certain direction. However, the decision to distribute the questionnaire to this specific group was based on the goal of this research to examine the wishes and preferences of seniors willing to live in collective housing. The goal was not to represent all seniors, but to improve housing models for seniors while also addressing the housing shortage and the trend toward smaller homes.

When comparing the stated preferences with the revealed preferences and examining the revealed preferences during the focus group with seniors, there is the risk of cognitive dissonance and post-rationalisation, meaning that seniors who have already moved may unconsciously adjust or reinterpret their past preferences to justify their current housing situation, which can influence how these preferences are reported (Festinger, 1962). To mitigate this risk, the focus group not only included positive questions but also explicitly asked participants what challenges they encountered and what they would change if they could. Care was also taken not to steer participants in a particular direction, and everyone was given equal opportunity to speak.

The use of gatekeeper and purposive sampling for the focus group with experts created a risk of sampling bias, as participants were approached through the network of the internship company. This led to the risk of professionals with similar views being involved, potentially reducing critical or alternative viewpoints. To mitigate this risk, participants from diverse professional backgrounds were included, and the focus group discussion addressed both the opportunities and limitations for development.

3.5 Research ethics

This research was conducted in accordance with the ethical guidelines of Delft University of Technology and received approval from the Human Research Ethics Committee.

Protection of participants and the researcher

This research involved a questionnaire and a focus group with vital seniors, and a focus group with experts. This means that research ethics are related to its voluntary participation, informed consent, and the careful handling of data. All participants were invited to voluntarily participate and could decide for themselves whether and how they wished to contribute. Before participating, respondents received information about the aim of the study and what participation entailed. The questionnaire could be completed at the participant's own convenience, as it was distributed digitally, and participants were not required to answer every question. The focus groups were held in a professional setting where open discussion was encouraged, which allowed all participants to share their views. All data collected in the questionnaire and the focus groups were treated confidentially. Responses are anonymised and stored securely, and no personal or identifiable information was used in the analysis or documentation of results. Participants gave informed consent before taking part and were informed that they could withdraw from the study at any moment without any consequences. In this way, the research aimed to protect both the participants and the researcher.

Quality and integrity of the research

By combining stated and revealed preferences, the research sought to understand both the expectations seniors express beforehand and the housing choices and experiences that emerge in practice. This contributed to the quality and robustness of the findings. Results from both the questionnaire and focus group were then discussed in a focus group with experts,

which allowed for a more detailed discussion. In this way, the focus group with experts served to validate and contextualise the earlier findings from end-users by adding expert perspectives on the proposed suggestions. This helped translate the preferences into practice for the development of social rental housing. All questions were carefully formulated to address housing preferences, experiences and decision-making processes related to moving to smaller housing. This was done without discussing sensitive topics, such as medical conditions or health. Participants were selected based on their relevance to the research questions and their professional background.

During the research, the questionnaire and focus groups were conducted in a neutral manner. Questions were formulated clearly without steering participants towards specific answers. The focus groups gave participants space to explain their views in their own words and to express themselves clearly. Feedback from supervisors was used to reflect on the research process and the interpretation of the results. This strengthened the credibility of the research.

Societal impact

This research contributes to an understanding of the housing preferences and experiences of vital seniors regarding smaller housing, with a focus on the social rental sector. The study first collected stated preferences from a broader group of seniors across different housing sectors to identify differences and similarities in preferences. This cross-sector analysis is relevant not only to the social rental sector but may also provide insights for the development of compact collective housing in the mid-rent and owner-occupied sectors. These stated preferences were then compared with the lived experiences of seniors already living in compact collective housing in the social rental sector, which helped to identify where expectations differ from practice and where improvements in housing design and development may be needed. These suggestions were then discussed with experts to assess their feasibility in practice.

By combining the perspectives of seniors and housing experts, the research supports housing associations, municipalities, investors, and developers in improving the supply of suitable senior housing. This may better align housing with seniors' needs while also stimulating mobility in the housing market.

3.6 Data management

The Data Management Plan in [Appendix A](#) describes how this research handled data responsibly, including how risks were managed during data collection, storage, analysis, and sharing, and how the data is structured to remain usable for future research.

4. Questionnaire results: stated preferences of seniors

4.1 Introduction

In this chapter, the key findings of the questionnaire among seniors interested in a future project of Stichting Knarrenhof® in Delft are presented and explained. The goal of the questionnaire is to understand the preferences of seniors who wish to live in a housing concept designed for ageing in place, specifically in a Knarrenhof project. The questionnaire sample consists of 354 respondents. This is a response rate of approximately 51%. Eight respondents younger than 55 were excluded from the analysis, as they fall outside the defined target group, and their small number would compromise the reliability of the results.

This chapter starts by explaining the characteristics of the questionnaire respondents and is then followed by a descriptive analysis of this research, including descriptive cross-analyses. First, the respondents' current housing situations and reasons for their willingness to move are discussed. Then, the collected data on preferences for private living space, shared spaces, neighbourhood, and social environment are explained. The key findings of the stated preferences on these four scales are presented in the conclusion of this chapter. Based on this, the first sub-question is answered. The detailed tables of the main results are in [Appendix C](#), and the cross-analysis tables in [Appendix D](#).

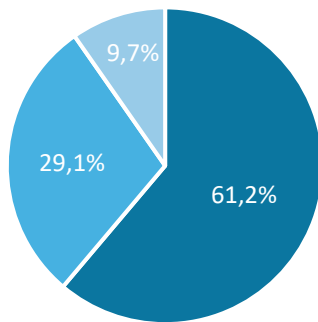
The focus in this chapter is on the stated preferences of seniors currently in the social rental sector, as this research aimed to identify and translate their preferences into practice to develop suitable senior housing concepts in this sector. Preferences in the social rental sector are also compared with those in other sectors to identify differences and similarities, helping clarify which preferences are shared by a larger group of seniors and which are more closely tied to specific living situations.

4.2 Respondent characteristics

Most respondents (78%) are 65 years or older, of whom 62% are between 65 and 75 years old. This is shown in [Table 1](#) of Appendix C.

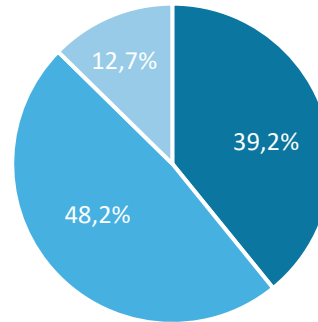
39.3% of the respondents live alone, and 56.2% live together with their partner (see Appendix C, [Table 2](#)). Looking at income category by household type and age, 61.2% of single-person households aged 65 or older are eligible for social housing, while among multi-person households this is only 39.2% (see Appendix D, [Table 1](#) and [2](#)). Figure 3 illustrates this difference in sector-by-income distribution between single-person and multi-person households among seniors aged 65 or older. However, no statistically significant association was found between income category and age among single-person households ($\chi^2(6, N = 139) = 6.294, p = .391$), nor among multi-person households ($\chi^2(6, N = 199) = 5.191, p = .520$). This indicates that income eligibility for social housing does not differ significantly across age groups within either household type.

Single-person household; aged 65 and older



- Social rental sector (max. €51.537 per year)
- Private sector (€51.538 and higher per year)
- I do not know / I would rather not say

Multi-person household; aged 65 and older



- Social rental sector (max. €56.910 per year)
- Private sector (€56.911 and higher per year)
- I do not know / I would rather not say

Figure 3: Housing sector distribution by household type and age-group. Own illustration.

4.3 Current housing situation

Respondents were asked about the characteristics of their current home to identify their current housing situation. Respondents were also asked about their reasons for considering a move in general and for wanting to live in a Knarrenhof-type home.

4.3.1 Current dwelling characteristics

Currently, almost 66.7% of households aged 65 and older live in single-family homes, including detached homes, bungalows, or terraced houses (see Appendix D, [Table 3](#)). These types of dwellings are often considered suitable for families or starters. Furthermore, almost 66% of respondents aged 65 or older live in homes with 3 or more bedrooms (see Appendix D, [Table 4](#)). Among respondents living alone, over 45% live in a home with 3 or more bedrooms (see Appendix D, [Table 5](#)). Among respondents living with their partner, this is 80.4%, as illustrated in Figure 4. This difference is statistically significant ($\chi^2(6, N = 354) = 62.102, p < .001$), indicating that the household type is strongly associated with the number of bedrooms. To contextualise this finding, regulations governing the social housing sector in Flanders, a dwelling with more than one additional bedroom per resident, where a couple is counted as one resident, is considered underoccupied (Vlaanderen.be, n.d.). According to this comparable standard, almost 63% of all respondents of this questionnaire live in an underoccupied home.

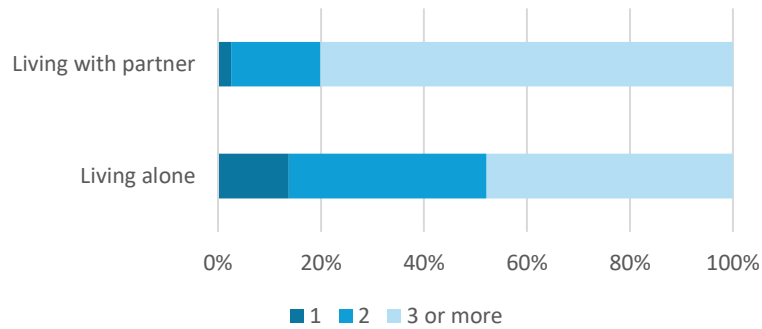


Figure 4: Current number of bedrooms among household types. Own illustration.

It is interesting to note that only 29.7% of all respondents aged 65 years and older report having an age-friendly home, even though this age group may be more likely to need a more suitable home in the future due to mobility limitations (see Appendix D, [Table 6](#)). For this question, an age-friendly home is defined as one all on one level, with no stairs and no barriers. Specifically in the social rental sector, 54.7% of households live in an age-friendly home, compared to only 20.8% in the owner-occupied sector, as illustrated in Figure 5. This difference is statistically significant ($\chi^2(3, N = 354) = 47.387, p < .001^1$), indicating that the housing sector is strongly associated with whether a home is age-friendly (see Appendix D, [Table 7](#)). This could reflect that households in this sector have already moved to a more suitable and age-friendly home through allocation policies or provided guidance (Bluemink et al., 2021).

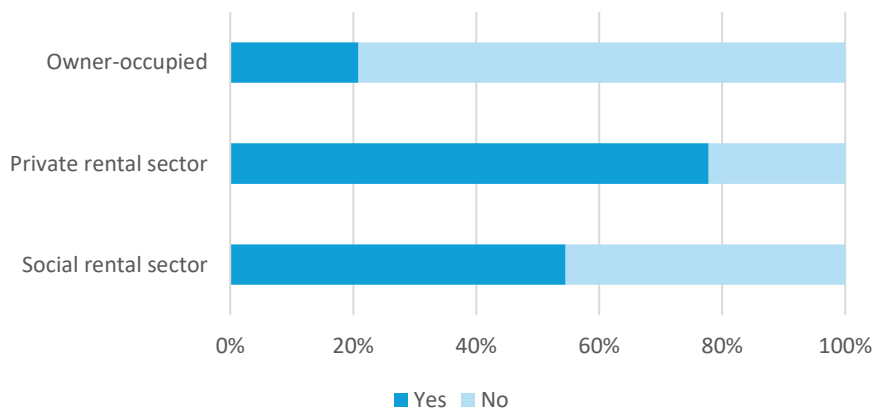


Figure 5: Distribution of households living in an age-friendly home by housing sector. Own illustration.

Respondents are generally satisfied with their current home (81.4%)(see Appendix C, [Table 3](#)). However, when problems occur, most respondents (11%) cite maintenance issues (see Appendix C, [Table 4](#)). Table 1 shows the percentage share of households experiencing problems per sector (see Appendix D, [Table 8](#)). Compared to other sectors, the main problems

¹ The chi-square results should be interpreted with caution, as 37.5% of cells had expected counts below 5, which may reduce the reliability of these results.

in the social rental sector are maintenance, home accessibility, living environment, and parking. A statistically significant association was found between housing sector and accessibility problems ($\chi^2(12, N = 354) = 23.000, p = .028$), parking problems ($\chi^2(12, N = 354) = 39.561, p < .001$), problems with costs ($\chi^2(12, N = 354) = 42.091, p < .001$), and living environment problems ($\chi^2(12, N = 354) = 31.122, p = .002$)². Regarding the living environment, social rental and private rental households report problems more frequently than owner-occupied households, suggesting that dissatisfaction with the living environment is more associated with rental housing than homeownership. The size of the home and costs are reported as less of a problem in the social rental sector than in the private rental sector, where cost problems, in particular, are significantly more common.

Table 1: Share of households experiencing problems per sector per category. Own table.

	Social rental sector	Private rental sector	Owner-occupied	$\chi^2(12, N=354)$	p
Accessibility of your home	11%	0%	5%	23,000	0,028
Size of the home	4%	12%	5%	11,978	0,447
Maintenance	15%	12%	10%	12,347	0,418
Costs	6%	24%	5%	42,091	0,000
Social contacts	8%	0%	5%	20,580	0,057
Living environment/ neighbourhood	11%	12%	6%	31,122	0,002
Parking (bike/car)	11%	6%	5%	39,561	0,000

4.3.2 Reasons for willingness to move

Responses vary when asked about the reason for their willingness to move. As shown in Figure 6, respondents across all sectors mainly indicate a desire to live in a smaller home, have more social contact, and have a stair-free home (see Appendix D, [Table 9](#)). The findings in the previous paragraph show that respondents primarily have problems with maintenance in their current homes (Table 1). This may partly explain their preference for smaller dwellings to reduce maintenance. At the same time, the results indicate that this group is aware of and willing to live more compactly.

There is a strong statistically significant association between the housing sector and the reasons for their willingness to move ($\chi^2(21, N = 354) = 72.893, p < .001$)³. Among homeowners, the main reason is a desire to change the physical characteristics of their home, such as a smaller, stair-free home (Figure 6). Among private and social renters, besides the desire for a stair-free home, the focus is more on wanting more social contact and a

² Several chi-square results should be interpreted with caution, as a proportion of cells across multiple analyses had expected counts below 5, which may reduce the reliability of these results.

³ The chi-square results should be interpreted with caution, as 59.4% of cells had expected counts below 5, which may reduce the reliability of these results.

neighbourhood that better suits their needs. It is notable that private renters have expressed a desire to reduce housing costs more than respondents in other sectors, whereas this is not mentioned at all in the social rental sector.

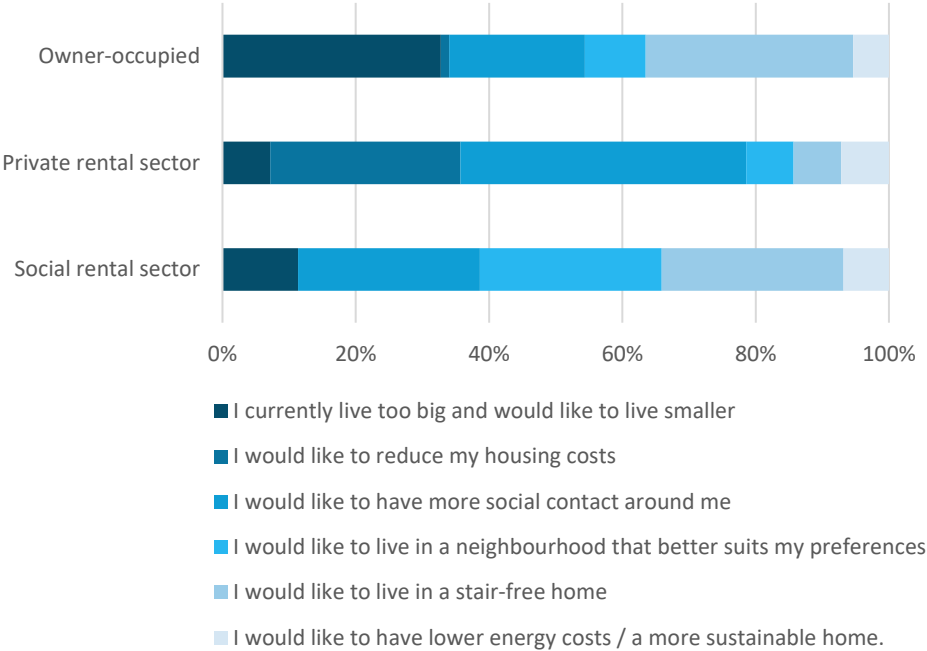


Figure 6: Distribution of main reasons for wanting to move per sector. Own illustration.

The desire for more social contact among all respondents, as mentioned earlier in this paragraph, is evident in their reasons for interest in a Knarrenhof-type clustered home: 73.4% of respondents mentioned wanting to live in a socially engaged community (Figure 7). Almost 56.8% want to be prepared for future care needs, and almost 38% want to move to a smaller, more suitable home (see Appendix C, Table 5).

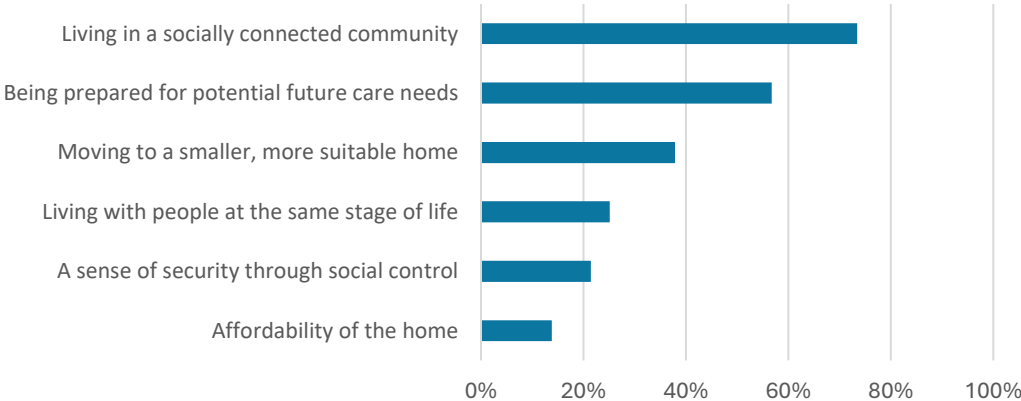


Figure 7: Main reasons for wanting to move to a Knarrenhof-type clustered home. Own illustration.

4.4 Preferences on private living space

After identifying their current housing situation, seniors were asked about their preferences for their future home, including the size of the private dwelling. Identifying these preferences helped clarify the limits of how compact a home can be while still reflecting the wishes of respondents.

4.4.1 Preferences for the private dwelling

When asked about the minimum square metres preferred in the future home, 48.9% of all respondents mentioned preferring a home with a minimum floor area of 70-90 m² (see Appendix C, [Table 6](#)). However, based on the definition of a compact dwelling (30-70 m²), mentioned in chapter 2, over 20% of respondents seem willing to move to a compact home, as long as it is larger than 50 m². A strong, statistically significant relationship was found between the housing sector and the preferred minimum floor area ($\chi^2(18, N = 348) = 81.546, p < .001$)⁴. Specifically in the social rental sector, the main preference is for a minimum floor area of 50-70 m² (Figure 8) (see Appendix D, [Table 10](#)). One possible reason is that, compared to the private sector, there is greater control over how homes are allocated to users based on income and household size. As a result, households in this sector may have already rightsized through, as also mentioned in section 4.3.1, allocation policies or received guidance from a senior housing advisor or housing coach to move to a smaller, more suitable home (Bluemink et al., 2021). This greater familiarity with smaller homes may explain why homes with a minimum floor area below 70 m² are more readily accepted in the social rental sector than in the private sector.

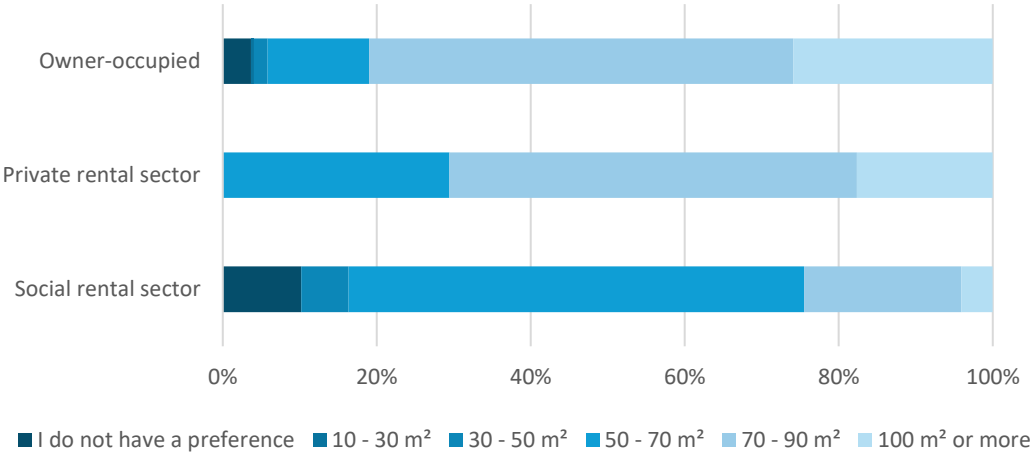


Figure 8: Distribution of preferred minimum floor area per sector. Own illustration.

⁴ The chi-square results should be interpreted with caution, as 64.3% of cells had expected counts below 5, which may reduce the reliability of these results.

Also, a strong statistically significant relationship was found between the expected household composition and the preferred minimum floor area ($\chi^2(24, N = 348) = 70.388, p < .001$)⁵. The findings suggest that among households expecting to live with their partner, only a small share (13.9%) prefers a dwelling smaller than 70 m² (see Appendix D, [Table 11](#)). Respondents who expect to live with their partner are more likely to prefer a home of 100 m² or more than respondents living alone (Figure 9). A possible explanation for this preference is that seniors place great value on their individual space when living with their partner, as Judd et al. (2010) note. Among households expected to live alone, 45.5% prefer a home of 70 m² or less.

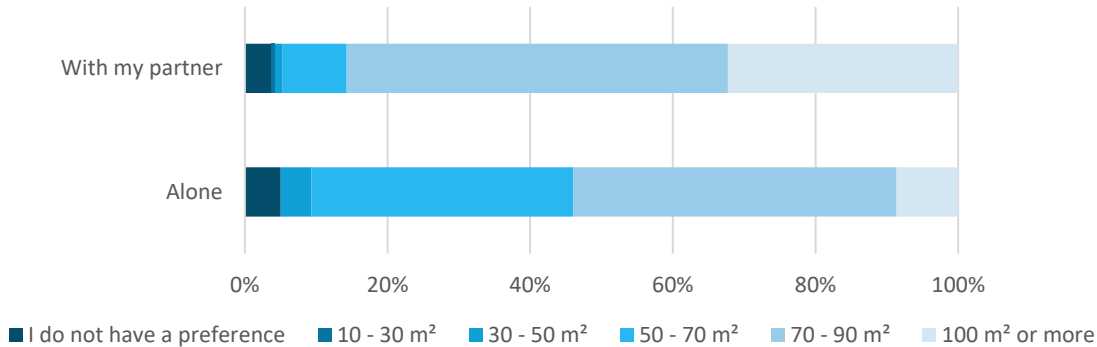


Figure 9: Preferred minimum floor area (m²) by expected future household composition. Own illustration.

When asked about the preferred minimum number of bedrooms, almost 73% of all respondents want a home with at least two bedrooms (see Appendix C, [Table 7](#)). A similar pattern is observed in the social rental sector, where 71.7% of respondents wish for at least two bedrooms (see Appendix D, [Table 12](#)). Still, a statistically significant relationship was observed across housing sectors for the minimum preferred number of bedrooms ($\chi^2(15, N = 348) = 39.500, p = .001$)⁶. Figure 10 shows that, within the social rental sector, a larger share of respondents prefer a one-bedroom home than in other sectors. Additionally, in the owner-occupied sector, many respondents prefer at least three bedrooms.

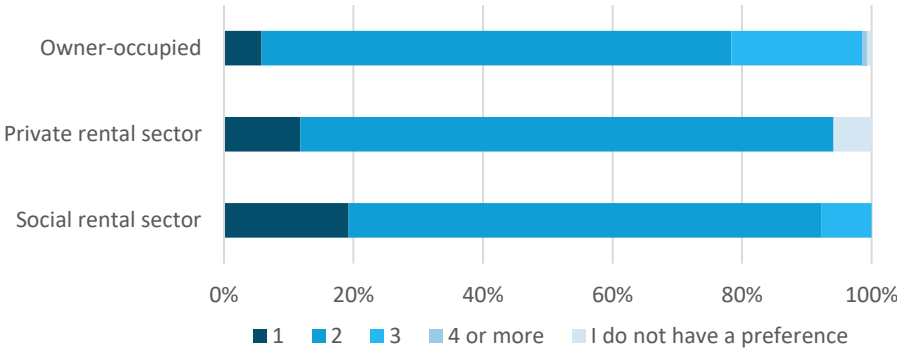


Figure 10: Distribution of preferred minimum number of bedrooms. Own illustration.

⁵ The chi-square results should be interpreted with caution, as 77.1% of cells had expected counts below 5, which may reduce the reliability of these results.

⁶ The chi-square results should be interpreted with caution, as 75% of cells had expected counts below 5, which may reduce the reliability of these results.

Notably, among 235 respondents with currently three or more bedrooms (see Appendix C, [Table 8](#)), 74% wish to have only one or two bedrooms in their next home, as shown in Figure 11 (see Appendix D, [Table 13](#)). This pattern among preferred number of bedrooms differs significantly across the current number of bedrooms ($\chi^2(15, N = 348) = 83.795, p < .001$)⁷. This finding indicates that this group is aware of and prefers a smaller home in the future. Respondents who currently have one bedroom and therefore already live smaller, 42.3% prefer the same for their next home. This suggests they are satisfied with the size of their current home or do not need additional bedrooms in their next home.

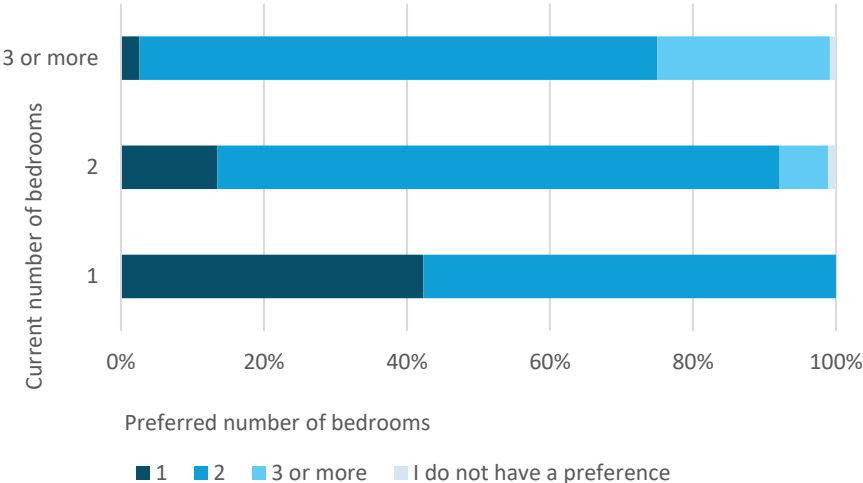


Figure 11: Current and preferred minimum number of bedrooms. Own illustration.

Additionally, a significant difference was identified between the current number of bedrooms and the main reason for their willingness to move ($\chi^2(21, N = 354) = 99.213, p < .001$)⁸. Figure 12 shows this difference: respondents currently living in one-bedroom homes who still consider moving are mainly looking for greater social contact in their living environment, more so than households living in homes with more than one bedroom (see Appendix D, [Table 14](#)). As mentioned earlier in section 4.3.2, respondents in the social rental sector more frequently mentioned social contact as their main reason for their willingness to move. In the social rental sector, 18.9% of respondents currently live in a one-bedroom home, which is a significantly larger share than in other sectors ($\chi^2(9, N = 354) = 61.783, p < .001$)⁹(see Appendix D, [Table 15](#)). This suggests that respondents already living in smaller homes may have a greater desire for social connection, which could partly explain why social renters, who are more likely to live in one-bedroom homes, more often cite social contact as their main reason for wanting to move.

⁷ The chi-square results should be interpreted with caution, as 58.3% of cells had expected counts below 5, which may reduce the reliability of these results.
⁸ The chi-square results should be interpreted with caution, as 37.5% of cells had expected counts below 5, which may reduce the reliability of these results.
⁹ The chi-square results should be interpreted with caution, as 43.8% of cells had expected counts below 5, which may reduce the reliability of these results.

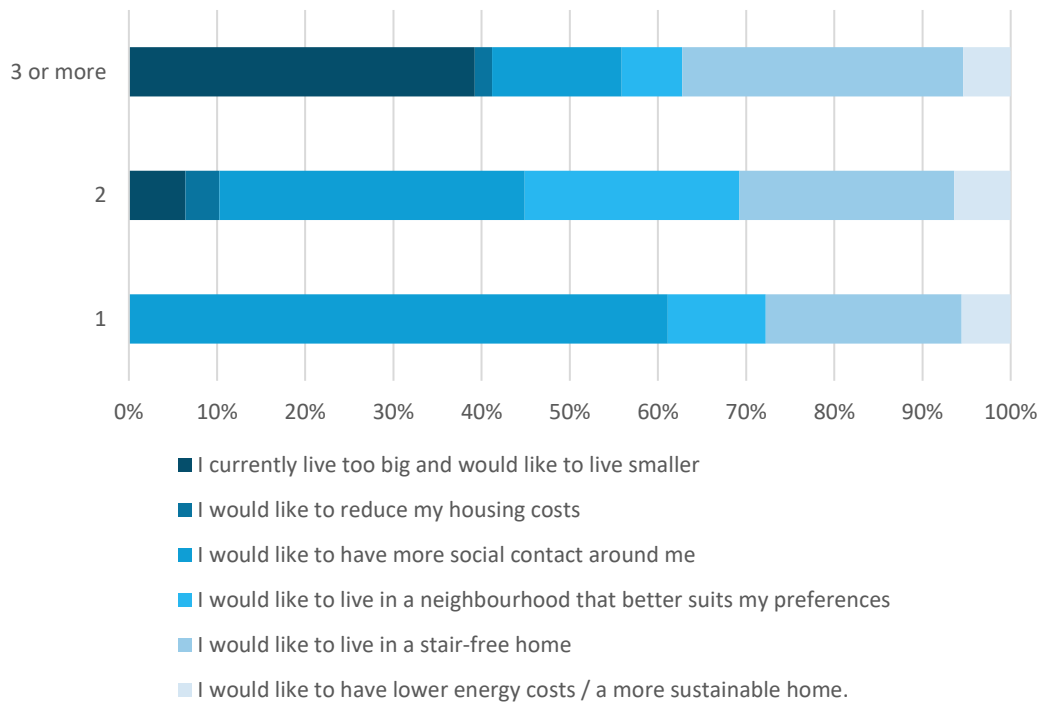


Figure 12: Reasons for moving by current number of bedrooms. Own illustration.

Among respondents aged 65 and older, 66.6% currently have three or more bedrooms (See Appendix D, [Table 16](#)). In general, among respondents aged 55-74, a statistically significant association was found between the current and preferred number of bedrooms (55-64 years: $\chi^2(9, N = 78) = 48.879, p < .001^{10}$; 65-74 years: $\chi^2(12, N = 216) = 60.264, p < .001^{11}$), suggesting that respondents in this age group currently living in larger homes tend to prefer fewer bedrooms in their future home, as shown in Figure 13 (see Appendix D, [Table 17](#)). However, this pattern was not significant among respondents aged 75 or older ($\chi^2(9, N = 54) = 11.277, p = .257^{12}$).

¹⁰ The chi-square results should be interpreted with caution, as 75% of cells had expected counts below 5, which may reduce the reliability of these results.

¹¹ The chi-square results should be interpreted with caution, as 55% of cells had expected counts below 5, which may reduce the reliability of these results.

¹² The chi-square results should be interpreted with caution, as 75% of cells had expected counts below 5, which may reduce the reliability of these results.

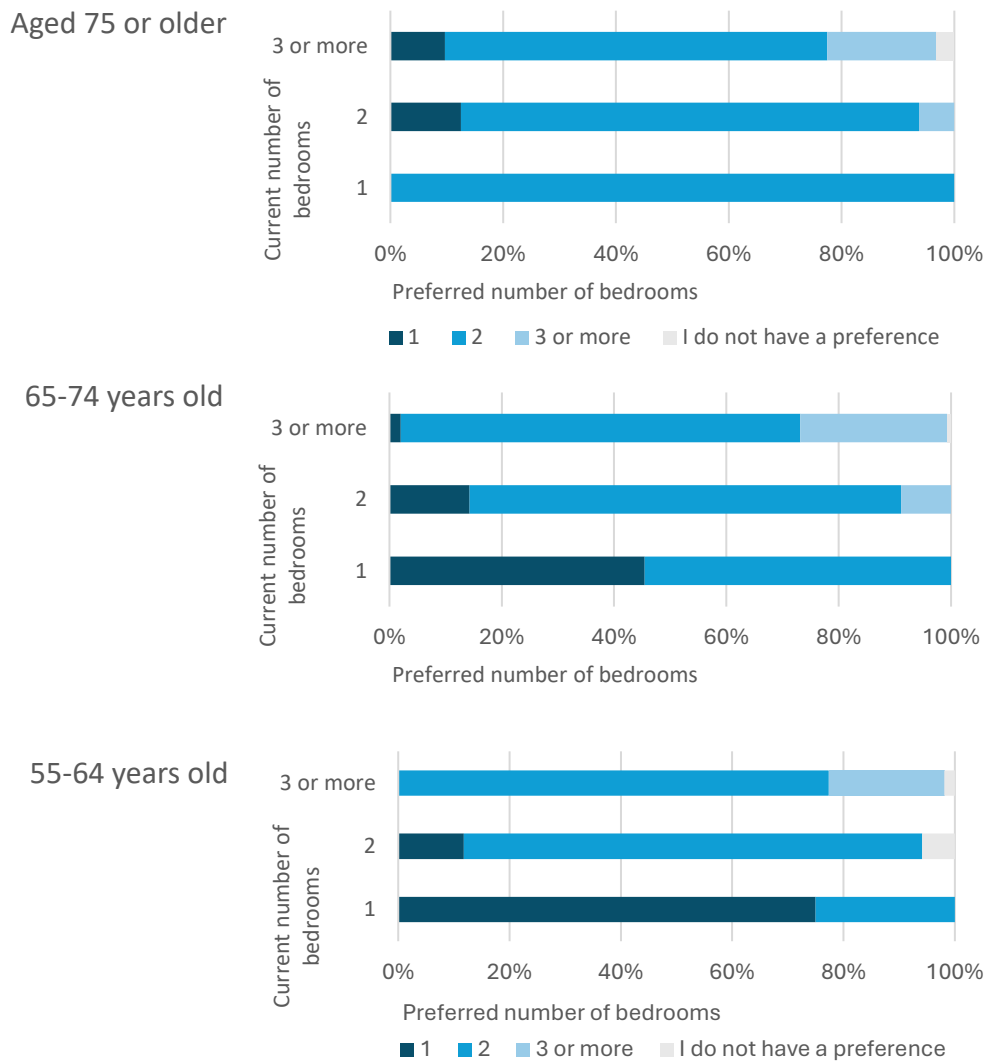


Figure 13: Current number of bedrooms in relation to the preferred number of bedrooms per age group. Own illustration.

When examining the relationship between current and preferred number of bedrooms by housing sector, a statistically significant association was found among owner-occupiers ($\chi^2(12, N = 282) = 103.384, p < .001^{13}$), where respondents currently living in larger homes clearly prefer fewer bedrooms in their future home (see Appendix D, [Table 18](#)). No significant association was found in the social rental sector ($\chi^2(9, N = 55) = 7.547, p = .580$) or the private rental sector ($\chi^2(6, N = 18) = 4.243, p = .644$). This is likely because, based on the results of this questionnaire, relatively few respondents in the rental sectors currently live in homes with three or more bedrooms, whereas such homes are much more common among owner-occupiers. This may explain their stronger preference for fewer bedrooms in a future home, suggesting that owner-occupiers are aware of the need to rightsize.

¹³ The chi-square results should be interpreted with caution, as 55% of cells had expected counts below 5, which may reduce the reliability of these results.

4.4.2 Expectations after moving to a new dwelling

When asked what concerns respondents might have when considering a smaller home of 40 to 50 m², the most frequently mentioned (46.6%) was the lack of a private outdoor space (see Appendix C, [Table 9](#)). Other concerns include insufficient space for overnight guests, less space for hobbies, and fewer storage options (Figure 14). In the social rental sector specifically, there is a large share of respondents mainly mentioning concerns of not having enough space for overnight guests (Figure 15) (see Appendix D, [Table 19](#)). This suggests that, within the social rental sector, having space to accommodate overnight guests is an important consideration for seniors in assessing a compact home, and may influence their willingness to move to a smaller dwelling.

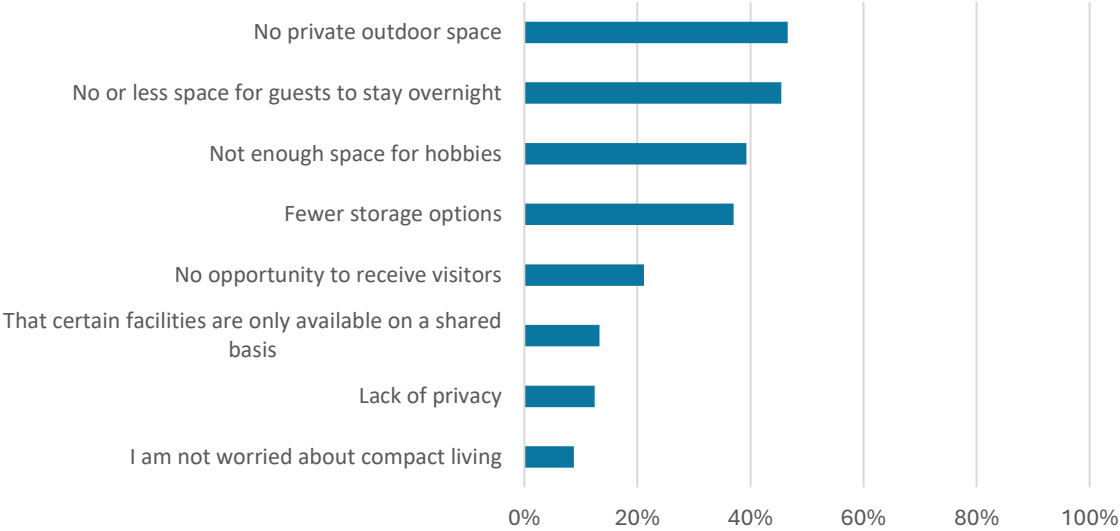


Figure 14: Share of reported concerns among all respondents when considering a compact home (40-50 m²). Own illustration.

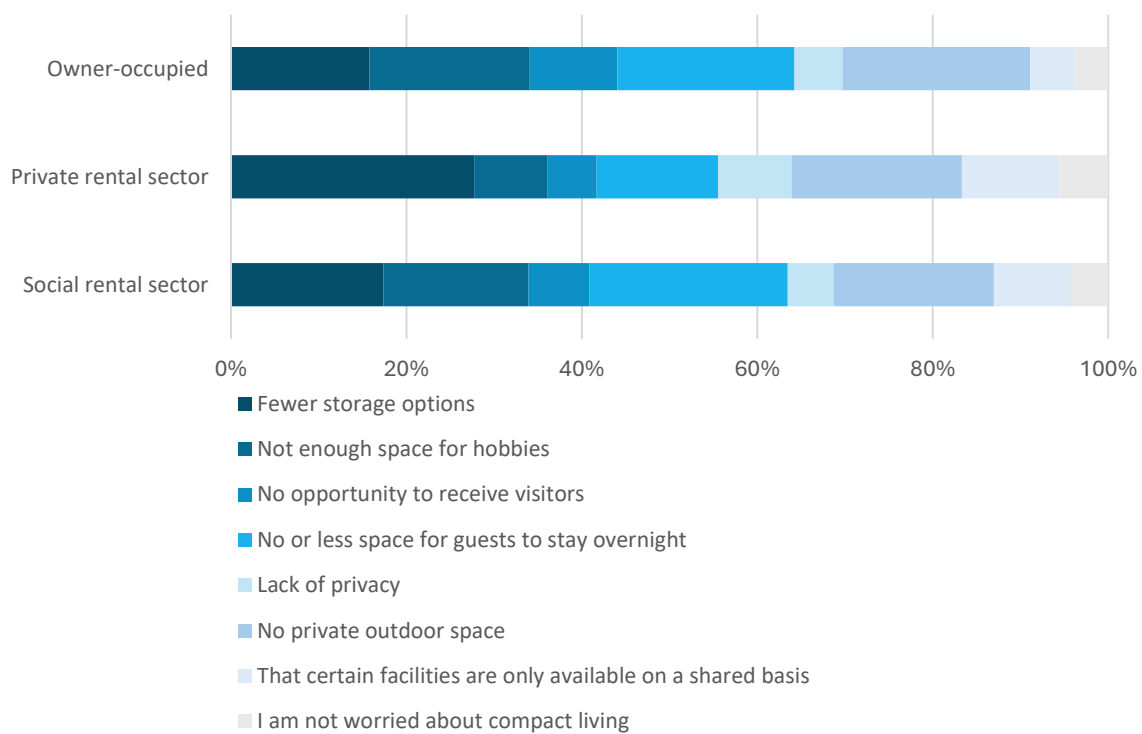


Figure 15: Distribution of reported concerns when considering a compact home (40-50 m²) per sector. Own illustration.

Regarding financial aspects, when asked whether people expect their costs to be higher after moving, responses vary. Most respondents think it will rise (39.5%) or stay the same (32.5%), while only 13% think it will go down (see Appendix C, [Table 10](#)). When asked what percentage of their net monthly income they are willing to pay for rent or ownership costs, most respondents (24.7%) say they are willing to pay 20-25% (see Appendix C, [Table 11](#)). Among respondents currently living in the social rental sector, 18.9% indicated they are willing to spend more than 30% of their net monthly income on rent or mortgage payments, which is generally considered the affordability limit (Nibud, n.d.). Among respondents living in owner-occupied housing, this share was slightly lower at 15.5% (see Appendix D, [Table 20](#)). This difference, however, should be interpreted with caution. As shown in [Tables 21](#) and [22](#) in Appendix D, there is a significant difference between the housing sector and income category (Single-person: $\chi^2(9, N = 139) = 48.155, p < .001^{14}$; multi-person: $\chi^2(6, N = 199) = 12.782, p = .047^{15}$). Respondents in the social rental sector generally reported lower income levels than owner-occupiers. This suggests that spending a larger share of income on housing may be driven more by a financial necessity than by a greater willingness to pay.

4.5 Preferences on shared spaces

For the section about shared spaces, multiple functions and spaces were presented. Respondents were asked whether this function or space is a must-have in their private home,

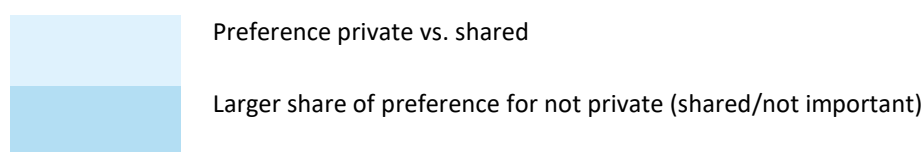
¹⁴ The chi-square results should be interpreted with caution, as 56.3% of cells had expected counts below 5, which may reduce the reliability of these results.

¹⁵ The chi-square results should be interpreted with caution, as 58.3% of cells had expected counts below 5, which may reduce the reliability of these results.

whether they are willing to share it, or whether it is not important to them at all. Based on the findings on guestrooms, opinions are split: 44.5% of respondents say they prefer guestrooms in their private home, while 40.4% say they are willing to share, and almost 15% say they do not need the space at all. This indicates that the largest share of respondents does not need guest rooms in their private space. Also, opinions are split on the laundry room, suggesting there is room to offer these facilities on a shared basis in future housing concepts. For hobby and activity spaces, storage spaces, work areas or quiet zones, and outdoor spaces, most respondents mention they are willing to share. For the living room, bathroom, and kitchen, most respondents say clearly it is a must-have in their private home, as shown in an overview in Table 2 (see Appendix C, [Table 12](#)). Notably, some amenities and rooms, such as guestrooms, space for hobbies, and a garden or terrace, were previously mentioned in section 4.4.2 as concerns when considering moving to a smaller home, and are here mentioned as functions they are willing to share with others.

Table 2: Preferences for spaces provided privately or shared among all respondents. Own illustration.

	Must-have in my private space	Can be shared with others	This space is not important to me
Hobby/activity room	31.9%	61.8%	6.3%
Storage space	42.9%	54.4%	2.7%
Workspace or quiet room	37.8%	40.2%	22.1%
Garden or terrace	47.8%	50.4%	1.8%
Guest room	44.5%	40.4%	15%
Room for receiving visitors	77.5%	19.9%	2.6%
Laundry room	54.7%	45%	0.3%
Living room	99.4%	0.6%	-
Kitchen	95.4%	4.3%	0.3%
Bathroom	99.7%	0.3%	-

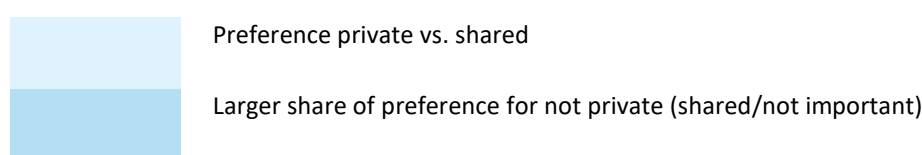


Among respondents in the social rental sector, the results are partly the same. However, as illustrated in Table 3, a garden or terrace in a shared setting is more preferred in this sector than among respondents in the private rental sector or owner-occupiers ($\chi^2(2, N = 338) = 9.858, p = .007$) (see Appendix D, [Table 23](#)). As mentioned earlier in sections 4.3.2 and 4.4.1, respondents in the social rental sector are more often seeking social contact, which may also explain their stronger preference for a shared garden or terrace, as such spaces naturally facilitate social interaction and community engagement among residents.

Although the social rental sector tends to prioritise a workspace or quiet room within the home, a larger share of respondents also indicate that such a space is not important to them at all. Also, in this sector, most respondents mention that guestrooms do not need to be provided in a private home.

Table 3: Preferences for spaces provided privately or shared among respondents in the social rental sector. Own illustration.

	Must-have in my private space	Can be shared with others	This space is not important to me
Hobby/activity room	29.4%	62.7%	7.8%
Storage space	45.1%	51.0%	3.9%
Workspace or quiet room	38.0%	32.0%	30.0%
Garden or terrace	32.7%	61.5%	5.8%
Guest room	43.1%	31.4%	25.5%
Room for receiving visitors	73.1%	23.1%	3.8%
Laundry room	58%	42%	-
Living room	98.1%	1.9%	-
Kitchen	92.3%	7.7%	-
Bathroom	100%	-	-



Furthermore, respondents were asked to what extent shared spaces feel like an extension of their private home. Responses were grouped into three categories: positive (to a large extent or completely), neutral, and negative (not or to a limited extent). By age group, no statistically significant difference was found ($\chi^2(8, N = 345) = 13.070, p = .109$) (see Appendix D, [Table 24](#)). However, a small pattern can still be observed: respondents aged 75 or older appear somewhat less negative and more neutral towards a shared space as an extension of their private home (Figure 16). Among respondents aged 75 and older, 57.7% reported feeling neutral or positive. While this pattern does not reach statistical significance, it may suggest a slight tendency among this age group to be more accepting of shared spaces, which could offer opportunities to reduce private living space.

In the social rental sector, more than half of the respondents (54.7%) are neutral or positive towards shared spaces as an extension to their private home. However, no statistically significant difference was found between housing sectors ($\chi^2(4, N = 344) = 2.034, p = .729$) (see Appendix D, [Table 25](#)). Additionally, no statistically significant relationship was found between either current household composition ($\chi^2(8, N = 345) = 5.283, p = .727$) or expected household composition ($\chi^2(16, N = 345) = 19.568, p = .240$) and the extent to which respondents perceived shared spaces as an extension of their private living space (see Appendix D, [Tables 26](#) and [27](#)).

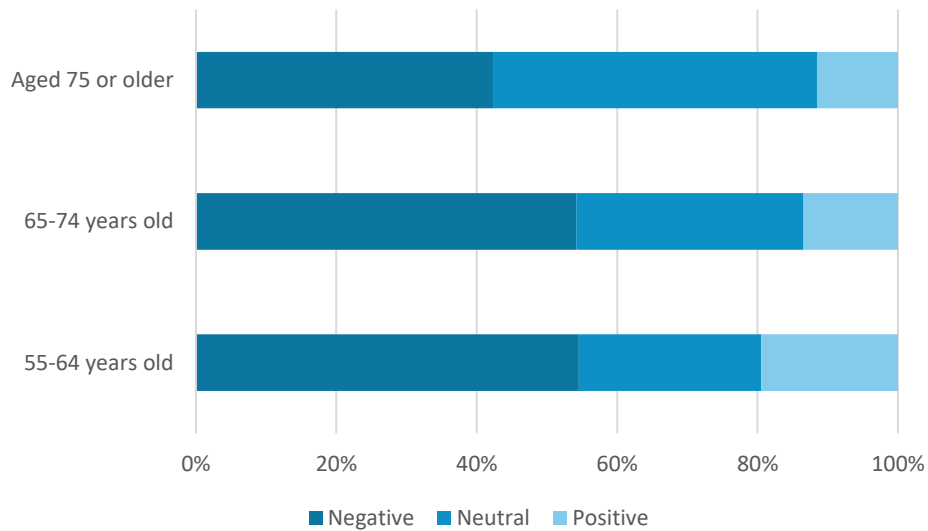


Figure 16: Distribution of the extent to which shared spaces are seen as an extension of the private home by age group. Own illustration.

When respondents were asked how they mainly want to use the shared outdoor space, most (70.1%) said they want to use it as a shared gathering place for residents to socialise (see Appendix C, [Table 13](#)). Many also mention that they prefer the presence of greenery and the chance to enjoy nature in this space, or to walk through or exercise.

Finally, respondents were also presented with scenarios for the design of their private home in relation to the shared space. When given the option between a smaller private home (40–50 m²) and a larger shared space with more amenities, or a more spacious home (60–70 m²) with a smaller shared space with fewer amenities, 93.4% of the respondents chose the more spacious home, which is shown in Figure 17 (see Appendix C, [Table 14](#)). No significant difference was found between the housing sectors for these scenarios ($\chi^2(3, N = 334) = 2.073, p = .557$) (see Appendix D, [Table 28](#)).

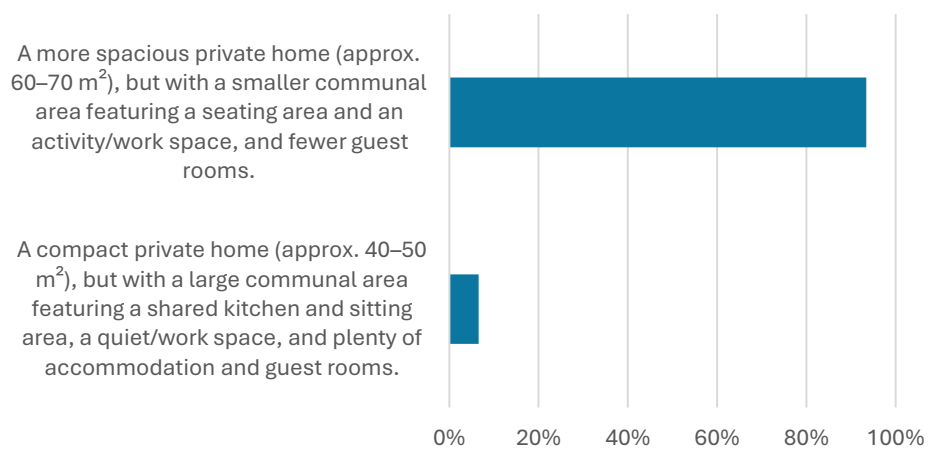


Figure 17: Preference for the size of the private home in relation to the size of the shared space. Own illustration.

4.6 Preferences on neighbourhood characteristics

Regarding the neighbourhood, questions were asked about which characteristics they prefer most. Respondents were asked whether they prefer living in a quiet or lively neighbourhood or community. A lively neighbourhood was defined as one with plenty of amenities, and a lively community was one with many activities and social contact among residents. Most respondents prefer living in a lively neighbourhood with a quiet community (31.4%) (see Appendix C, [Table 15](#)).

However, when asked whether they prefer a quiet neighbourhood with few amenities and a more spacious home of more than 60 m², or a lively neighbourhood with many amenities and a smaller home between 40 and 50 m², 32.8% mention they prefer a lively neighbourhood with a smaller home, and 11.7% mention not having a preference, as shown in Figure 18 (see Appendix C, [Table 16](#)). The results show that, assuming the same home size, the preference for a smaller dwelling increases more when the liveliness of the neighbourhood is considered than when the size of shared spaces is considered, as discussed in Section 4.5. However, because these aspects were assessed differently, with one presented visually and the other textually, they cannot be directly compared. The findings nevertheless suggest that the surrounding neighbourhood could be an important factor in the acceptance of smaller homes.

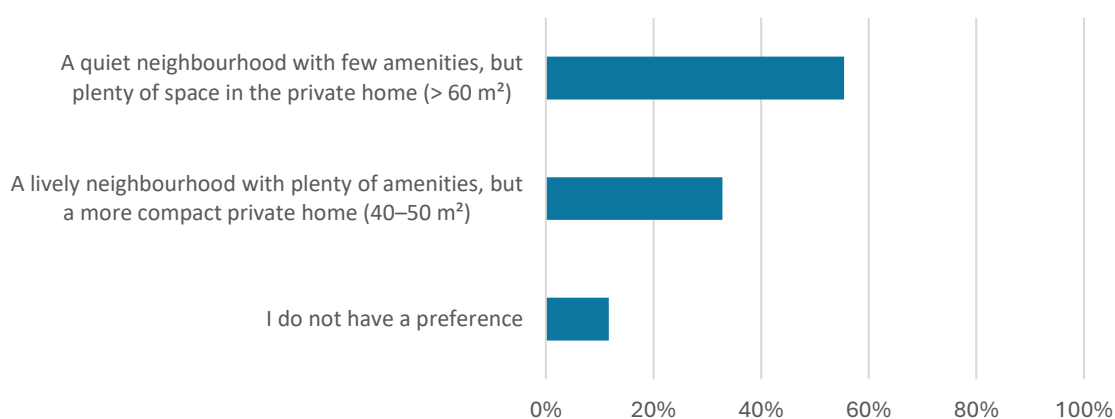


Figure 18: Preferences for the size of dwelling in relation to the liveliness of the neighbourhood. Own illustration.

Participants were also asked which amenities they would prefer within their residential complex and which amenities they would be willing to walk a short distance for, meaning these services could be located in the surrounding neighbourhood instead. Although a wide range of amenities was presented, 47% of respondents aged 65 or older stated they are willing to walk and therefore do not require these services within the complex itself (see Appendix D, [Table 29](#)). For respondents who do prefer amenities within the complex, the most frequently mentioned are illustrated in Figure 19 (see Appendix C, [Table 17](#)). These findings suggest that, when it is not possible to provide these services in the complex in practice, it is preferable to have them nearby in the neighbourhood.

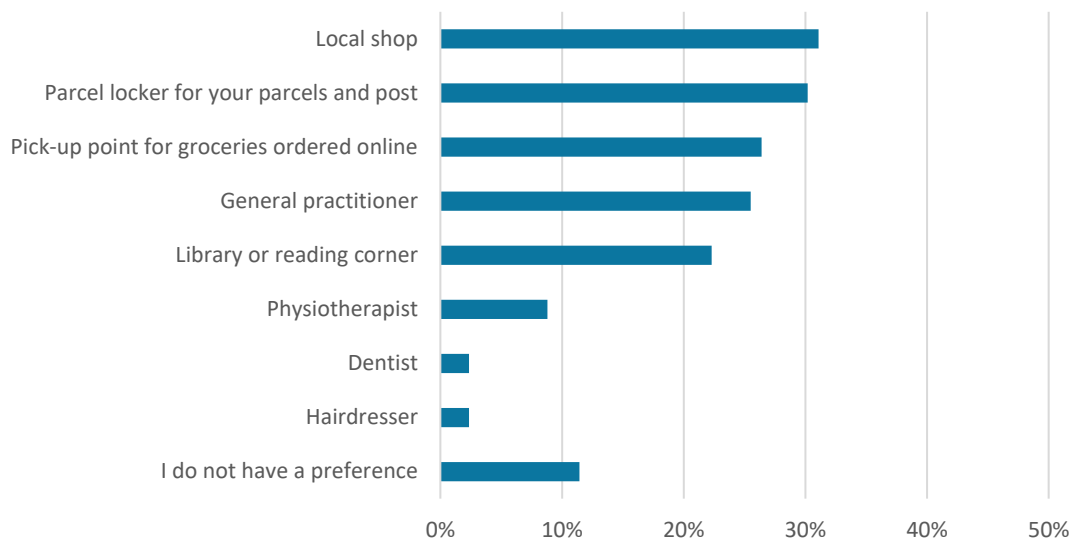


Figure 19: Preferences for amenities in the residential complex. Own illustration.

4.7 Preferences on the social environment

After identifying preferences for private space, shared spaces, and the neighbourhood, participants were also asked about their preferences for the social environment in general and, specifically, for clustered living.

4.7.1 Fellow residents in clustered living

Participants were asked to indicate the maximum number of households in a residential complex with whom they would be willing to share amenities. Respondents were informed that the more homes in a project, the wider the range of shared amenities can be. Most respondents (44%) mention that 20 to 50 homes should be the maximum (see Appendix C, [Table 18](#)). Only 6.4% prefer more than 50 homes, and 29.2% do not have a specific preference. No statistical significance was observed between the age groups and the maximum preferred number of homes ($\chi^2(8, N = 343) = 7.125, p = .523$) (see Appendix D, [Table 30](#)). However, a statistically significant difference was found between housing sectors ($\chi^2(12, N = 343) = 27.828, p = .006^{16}$) (see Appendix D, [Table 31](#)). Notably, social rental respondents are more likely to indicate no preference for the number of homes (38.5%) than owner-occupiers (26.7%). Among all sectors, medium-sized complexes of 20-50 homes are most preferred, though this preference is slightly stronger among owner-occupiers (45.4%) than among social rental respondents (38.5%).

When asked which target group or combination of target groups they would prefer to live with, the most common response was to live exclusively with seniors (39.9%) (see Appendix C, [Table 19](#)). In addition, 38.1% of respondents indicated a preference for living with families with children alongside other target groups, while nearly 33.5% preferred living with young people or students alongside other groups. Finally, 17.6% stated that they would prefer a mix

¹⁶ The chi-square results should be interpreted with caution, as 55% of cells had expected counts below 5, which may reduce the reliability of these results.

of all age groups. Among respondents in the social rental sector, 69.2% have mentioned seniors as one of the preferred groups to live with, and many mentioned not having a preference (26.9%) (see Appendix D, [Table 32](#)). In comparison, 74% of respondents currently living in owner-occupied homes expressed the same preference for living with seniors, and mentioned families and young people more frequently than respondents in the social rental sector.

Respondents were also presented with scenarios on the distribution of the target groups within the complex of their homes (Figure 20). A clear 41.6% prefers a distribution in clusters, as shown in the middle of Figure 20, while many (32.6%) also prefer a diverse mix of the residents (see Appendix C, [Table 20](#)). Among respondents aged 65 and older, 34.5% preferred a diverse mix of residents in the complex (right in Figure 20), compared with 26.3% of respondents younger than 65 (see Appendix D, [Table 33](#)). While this difference does not reach statistical significance ($\chi^2(4, N = 334) = 5.826, p = .213$), there is a slight tendency for older seniors to be more open to a diverse mix of residents in the complex, which may reflect an appreciation for intergenerational contact or social diversity at older ages. No statistical difference was found between the housing sector and the distribution of residents in the housing complex ($\chi^2(2, N = 333) = 1.158, p = .561$) (see Appendix D, [Table 34](#)).

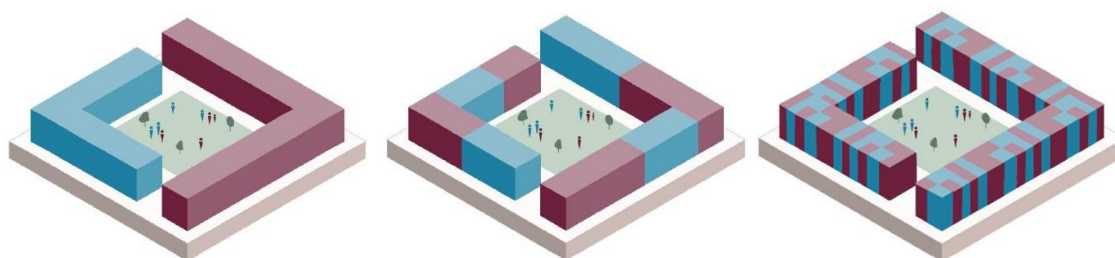


Figure 20: Preferences for the distribution of target groups in a project. Own illustration.

When presented with scenarios about building heights, 47.7% of respondents aged 65 and older preferred a mix of low-rise and mid-rise buildings, and nearly 14% indicated a preference for a mix of medium-rise and high-rise buildings, suggesting that a proportion of this age group is open to higher-density housing projects (see Appendix D, [Table 35](#)).

4.7.2 Community contributions

When asked what contributions they are willing to make to the community, the most mentioned activities respondents are willing to contribute to, and do multiple times a month or more, are managing communal spaces (50.9%) and maintaining the shared garden or terrace (48.9%) (see Appendix C, [Table 21](#)). For organising social activities, 56.9% mention wanting to organise only a few times throughout the year. The activity most respondents are unwilling to contribute to is cooking for the community (14.6%). There appears to be a slight tendency for respondents to be more willing to contribute to practical, individual tasks than

to more socially demanding activities. This suggests that involving a community manager in the early stages of a housing concept, or by including a variety of age groups within one project, is important for actively facilitating and encouraging social activities that senior residents themselves may be less inclined to initiate.

A significant difference was observed in the extent to which different age groups want to contribute to managing the shared spaces ($\chi^2(8, N = 336) = 19.862, p = .011^{17}$) and organising the social activities ($\chi^2(8, N = 334) = 15.953, p = .043^{18}$)(see Appendix D, [Table 36](#)). The older the group, the fewer contributions they want to make to managing the shared spaces and organising social activities throughout the year (Figure 21).

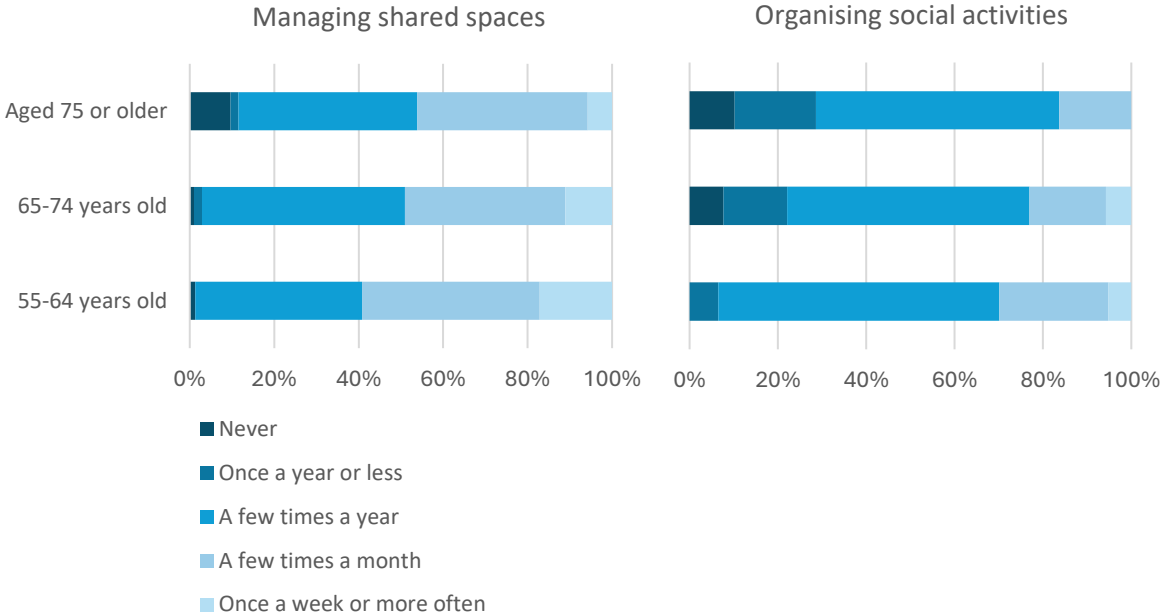


Figure 21: Preferred frequency of community contributions by age group for managing shared spaces and organising social activities. Own illustration.

¹⁷ The chi-square results should be interpreted with caution, as 40% of cells had expected counts below 5, which may reduce the reliability of these results.

¹⁸ The chi-square results should be interpreted with caution, as 26.7% of cells had expected counts below 5, which may reduce the reliability of these results.

4.8 Conclusion: stated preferences

The findings presented provide insights into the current housing situations and the housing preferences of seniors interested in a clustered housing project by Stichting Knarrenhof®. To begin with, a majority of respondents indicate that their current home is not age-friendly and therefore not suitable for their stage of life or future. Notably, this differs significantly across housing sectors, with social rental respondents more likely to already live in an age-friendly home, which suggests that this group may have already made housing changes at an earlier stage. Although many respondents are still managing well in their homes and do not report major accessibility problems, they are already anticipating potential future limitations and want to be prepared, as evidenced by their interest in relocating to a more suitable home.

This chapter further addresses the first sub-question: *What stated preferences do vital seniors interested in living in a new senior housing project have regarding the characteristics of their private living space, shared spaces, neighbourhood, and social environment when the private living space is smaller?*

Based on the definition of a compact home (30-70 m²) mentioned in chapter 2 and their shift towards fewer bedrooms, findings indicate that many respondents are willing to move to a smaller home, especially in the social rental sector. This is further supported by the finding that most respondents across all sectors currently living in larger homes preferred fewer bedrooms in their future homes, which indicates a willingness to rightsize. In the social rental sector, preferences also tended towards smaller minimum floor areas than in the other sectors. This may be linked to familiarity with smaller homes, partly due to allocation policies and guidance from housing advisors. However, they do express concerns about not having sufficient space for their hobbies and for having overnight guests.

To build on that, the preferences for shared spaces were examined. The findings show that respondents generally prefer a balance between shared and private outdoor space, as concerns about losing private outdoor space remain important when considering a smaller home. At the same time, spaces that are not continuously used, such as guest rooms or hobby spaces, are considered more acceptable to share, whereas spaces associated with privacy and everyday living are clearly preferred within the private dwelling. Also, while no statistically significant difference was found across age groups, there is a slight tendency for respondents aged 75 or older to feel more neutral towards shared spaces as an extension of their private homes, which may suggest somewhat more openness to shared spaces among older age groups. Altogether, the findings indicate that carefully providing shared facilities could help address some of the concerns associated with living in a smaller dwelling.

Furthermore, the findings show that the acceptance of smaller homes is strongly related to the liveliness of the surrounding neighbourhood. Respondents more often prefer a smaller dwelling when it is located in a lively and accessible environment with nearby amenities. In addition, many older respondents indicated that they are willing to walk a short distance to nearby services and amenities. This suggests that many amenities do not necessarily need to

be located within the housing complex itself as long as they are accessible in the surrounding neighbourhood.

Finally, regarding the social environment, when asked how many households they would like to share amenities with, very few respondents prefer larger developments of more than 50 homes. This suggests that a housing project not too large is important for creating an environment where people feel comfortable sharing amenities and avoid socially isolating themselves in their private spaces. Regarding the composition of fellow residents, most respondents wanted to live with seniors at a minimum, while some also preferred a mix with other target groups. A preference for a clustered distribution of target groups within the complex was also observed, which is relevant for the design of a clustered housing project. Another notable finding is that the older the respondent, the less willing they are to contribute to managing shared spaces or organising social activities. This, combined with the finding that respondents are generally more willing to contribute to practical individual tasks than to socially demanding activities, suggests that a community manager can play an important role in the early stages of a housing concept by facilitating and encouraging social interaction and activities that residents may be less likely to initiate themselves. A mix of different age groups within a project may also help to stimulate social interaction and activities.

Altogether, these findings on stated preferences show that vital seniors are willing to rightsize, but only within limits that preserve their comfort and allow them to maintain their current lifestyle by balancing private and shared spaces in their living environment. To support this, careful attention needs to be given to the preferences identified in this chapter regarding private and shared spaces, as well as the neighbourhood and social environment.

5. Focus group results: revealed preferences of seniors

5.1 Introduction

This chapter presents the findings from a focus group with nine seniors living in a collective housing project in Utrecht. The discussion explored how participants experience compact living and why they decided to move. The session was transcribed and analysed thematically using Atlas.ti, with recurring patterns grouped into themes. The structure and questions for the session, along with the theme codes used in Atlas.ti, are set out in [Appendix E](#).

The findings are structured around the four scales defined in this research: private space, shared spaces, neighbourhood, and social environment. The chapter compares the experiences of seniors already living in compact dwellings with the stated preferences that were identified in the questionnaire, as discussed in Chapter 4. It starts with a brief introduction to the housing project, followed by an analysis of the focus group findings and comparison with the questionnaire results. The chapter concludes with key findings that address the second sub-question: *what revealed preferences do vital seniors living in recently developed senior housing projects have regarding their private living space, shared spaces, neighbourhood, and social environment?*

5.2 Hof van Leeuwesteyn

The focus group consisted of nine participants aged 60 to 91 who live alone or with a partner in a social rental housing project 'Hof van Leeuwesteyn'. This is a collective housing project in Utrecht completed in late 2024. The project has 94 age-friendly apartments ranging from 46 m² for a one-bedroom dwelling to 60 m² for a two-bedroom dwelling, and 17 single-family homes (83-113 m²). The project, where families and seniors with or without light care needs live together, is designed to connect different generations and build a strong social network that encourages activities and a sense of community. The shared indoor and outdoor meeting spaces are therefore an important part of the design. The outdoor space is shown in pictures in Figure 22.



Figure 22: Pictures of shared outdoor space and building complex of Hof van Leeuwesteyn, Utrecht. Left: Woonin (n.d.) Right: LOC (2026).

5.3 Previous housing situation

Participants were asked to reflect on the characteristics of their previous home prior to relocating to Hof van Leeuwesteijn, with the aim of identifying the difficulties they had encountered. Discussion also captured their reasons for moving and whether, and to what extent, they had actively chosen to live in a communal living environment.

Consistent with the questionnaire findings, the majority of participants cited the number of stairs and the burden of living alone in a large home as the primary motivations for relocating. Many noted that their children had left home, their partner had passed away, or they had gone through a divorce, leaving them with more space than they could reasonably maintain. Participants also indicated that they had chosen to move proactively, in anticipation of future care needs and expressed that they did not want to become a burden upon others, particularly their children.

Three of the nine participants stated that a wish to live within a community setting, surrounded by others, was the main motivation for their move. Beyond a wish to reduce the risk of loneliness, participants spoke of the sense of security that comes from mutual support. As one put it: *"You know you can count on others when you need help."*

Prior to moving in, each household had a conversation with the landlord to be selected for a home, during which they were asked whether they were willing to contribute to a community-living environment. Several participants acknowledged that many households had presented themselves as more enthusiastic about communal living than they actually were, largely because of an urgent need for housing. As one participant mentioned, *"Maybe I am being sceptical, but I think 70% of them were lying when they came here; 'Oh, of course, I will do all kinds of things and I will help out.' Well..."* For six of the nine participants, the primary motivation for moving was therefore not the community itself, but the opportunity to find a more age-appropriate or affordable home. Nevertheless, when asked about their experiences with community living, all participants expressed high satisfaction with their current situation. This suggests that, regardless of their initial reasons for moving, participants came to value the communal living environment after experiencing it.

5.4 Experiences with private living space

5.4.1 General advantages and disadvantages

When asked about the advantages and disadvantages of their current home, participants' responses were consistent across the group, despite some variation in their current dwelling size, as a few participants had one-bedroom units of approximately 46 m², whilst others had two-bedroom units of approximately 60 m². Nevertheless, all nine participants expressed satisfaction with the size of their home. This was a finding that was intuitively unexpected, given that many had reduced the size of their homes and the contradictory preferences that

emerged from the questionnaire. This shows a pattern that the shift to a smaller home is experienced more positively than anticipated. An important reason for this satisfaction was clearly mentioned by one participant: *"I have gone from around 145 to 45 square metres. So I do not have to keep those 100 square metres clean anymore."* The reduced living space also reduced the need for cleaning and maintenance, a factor mentioned repeatedly and which appeared to play an important role in participants' satisfaction with their current living situation. Similar maintenance difficulties were also reported by questionnaire respondents.

Opinions on the internal layout of their current home were more divided. The majority found the floor plan functional, and particularly appreciated the spacious bathroom. A recurring point of criticism, however, was the use of hinged rather than sliding doors. Although corridors met the minimum width for a walking frame, hinged doors were felt to reduce the practical usable space.

Participants were generally satisfied with the size of the home; however, they found the limited storage space due to the smaller layout a disadvantage. When asked whether storage space in a shared setting could be a solution for extra storage, participants responded positively.

The absence of private outdoor space for some residents was a further concern in general with their current home. The complex provides widened external corridors intended as informal seating areas, but these were rarely used. All participants stated they would prefer private outdoor space over this corridor seating, with privacy cited as the main reason. One participant described how their view had changed since moving in: *"A disadvantage would be that I have no garden or balcony, so I have to sit out on the external corridor. And at first I thought, 'Well, I do not need one now that I am a bit older,' but I do miss it now."* This highlights the importance of seniors having their own private outdoor space and reflects the concerns also raised by questionnaire respondents.

5.4.2 Experiences with a smaller home

When asked specifically about living in a smaller home, participants identified storage as the main disadvantage. This aligns with the concerns raised by questionnaire respondents, specifically in the social rental sector. The fact that stated and revealed preferences independently identified storage space as the main disadvantage or concern in smaller dwellings suggests that it is important to carefully consider the size of the storage space when designing smaller housing for seniors.

More striking, however, is what participants did *not* report as problematic. Questionnaire respondents expressed concerns about a lack of space for hobbies and overnight guests, yet neither concern surfaced in the focus group. On the contrary, hobbies had become a point of social connection. Participants described how their hobby activities had developed to be done in the communal space, with one organiser noting, *"Everyone here has hobbies. And then I thought, what if we could do those hobbies together? So I suggested that [in a communal setting], and it has been a success."* Another participant added, *"This is once a week. It used*

to be once every two weeks, but we enjoyed it so much that we started doing it more often." The communal space seems to make the difference here, as it compensates for what the smaller private dwelling cannot provide while also encouraging social interaction.

The concern about overnight guests was similarly absent in the focus group. Most participants have only one bedroom, and there are no shared guest rooms in the building. Yet, no one raised this as a problem, and participants said they have no need for it. This suggests that, in a communal living project within the social rental sector, guest accommodation might not be a priority for development.

5.5 Experiences with shared spaces

In Hof van Leeuwesteijn, residents share an outdoor courtyard and an indoor communal space with a kitchen and seating area where they can meet. All participants were positive about the indoor communal area. The only criticism was the kitchen's size, which was considered too small to comfortably host a larger dinner for the residents.

The outdoor courtyard was appreciated in principle as several participants described using it for activities with neighbours, or for having coffee or dinner outside. However, all participants reported using it less than they would like, and the reason was consistent across the group. The courtyard is shared with families with young children, and participants felt this negatively affected how the space could be used. Damage to plants, bicycles and toys blocking walkways, and noise pollution were all raised as complaints. One participant described the frustration clearly: *"People here try to keep it tidy and pleasant, but when it gets damaged, that is quite upsetting. It is also a space that is visible from the homes, and we actually have quite a nice communal courtyard, but it is often spoiled by the children."* This was the most frequently returning topic of the session and can reasonably be identified as the single biggest disadvantage participants associate with this project. When residents of smaller dwellings view the shared outdoor space as an extension of their private living environment, particularly when they do not have a private outdoor space themselves, the quality of that space and the extent to which they can use it freely become more important than in traditional housing concepts. A shared space that cannot be used as intended is not only disappointing for residents, but also limits its ability to compensate for the smaller private dwelling. The composition of residents within a complex, therefore, requires careful consideration in the planning and allocation of communal housing for seniors.

Regarding the external corridors, which were designed as communal informal seating areas, participants noted that they were rarely used. When asked why, they attributed it to a lack of privacy and exposure to wind in this case. One participant reflected, *"I notice that hardly anyone is sitting on the balconies of the external corridor. And I think that is a shame, because it does create a cosy atmosphere even though you are not sitting together."* This suggests that the design intention behind these spaces was clear to residents, but that mainly privacy factors prevent their use in practice.

Finally, participants were presented with the same two scenarios used in the questionnaire; one featuring a larger private dwelling (60-70 m²) in combination with a smaller shared space and fewer amenities, the other a smaller dwelling (40-50 m²) in combination with a more generous shared space. The majority of the group, seven of the nine participants, mentioned the first option, which is in line with the questionnaire findings. These findings together suggest that the size of the shared space may not directly influence the attractiveness or acceptance of a smaller home. This is a relevant finding for the design of communal housing projects, as it suggests that investing in larger shared spaces may not be necessary to make smaller private dwellings more attractive to seniors. However, the results should be interpreted with caution, as respondents were presented with only two contrasting scenarios, which leaves preferences for intermediate options unknown.

5.6 Experiences with the neighbourhood

Two aspects of the neighbourhood were mainly appreciated by all participants. The first was the proximity of a secondary school, whose students visit the complex from time to time to help maintain the outdoor space, play games, and share coffee or tea with residents. Participants valued this and described it as a way of bringing different generations together: *"It brings young and old together, and through this, we learn from one another."* The second was the greenery in the neighbourhood, with participants appreciating that parks are also currently being developed in the area.

The main source of dissatisfaction was the neighbourhood's incomplete state. The complex was completed whilst the surrounding area was still under development, and many amenities were absent or unfinished. Participants reported having to walk approximately one kilometre for basic needs such as groceries, which is a long distance for some seniors, especially those reliant on a walking frame. The lack of a nearby public transport further limited their ability to get around independently. A local shop, a general practitioner, and a grocery shop were the facilities most commonly missed nearby, which aligns directly with questionnaire results. Taken together, the results suggest that a local shop, such as a bakery or grocery store, and a general practitioner are the amenities seniors most expect within walking distance.

5.7 Experiences with the social environment

Participants described that, in their community, several resident-led committees organise various activities and other aspects of communal life. For example, a well-being committee checks in on residents, ensures that those who feel bad receive attention, and provides support such as dog walking or bringing meals. A separate committee maintains the shared garden, and a few residents manage the indoor communal area. However, participants described that most activities and contributions happened naturally, and neighbours help each other when needed without having to ask. This suggests that, at least among the engaged residents, the project has succeeded in creating a sense of community.

The size of the complex led to an interesting finding. Respondents to the questionnaire generally preferred a complex of 20 to 50 homes. Hof van Leeuwestejn comprises 111 homes, yet when participants were asked about this, including whether they would prefer a smaller complex, most said they were satisfied with the current scale or even preferred it. Two quotes illustrate this: *"I think that when you live here with only ten people, you also cannot get along with all of them,"* and *"If it gets too small, you will be right on top of each other. Then you will hear too much and see too much."* This contrasts with the questionnaire findings and suggests that stated preferences can change once people actually experience communal living.

That said, only 12 of the 111 households were actively engaged in the community at the time of the focus group. Participants mentioned this is partly due to the mix of residents, as working people and families have less reason or time to participate, and partly due to the dynamic described in section 5.3, in which some residents had presented themselves as enthusiastic about communal living mainly out of an urgent need for a suitable home. One participant noted they would prefer more engagement from neighbours, though participants generally agreed that those who do not participate may simply not need to.

The most prominent and recurring concern was the number of children in the complex. When asked directly what they would change, all participants gave the same answer. Residents felt that the communal outdoor space was largely taken over by children, with plants being damaged, bicycles and toys left on walkways, and noise sometimes continuing into the evening and night. One participant quoted the brochure of Hof van Leeuwestejn: *"'You meet each other in the courtyard.' Well, not quite."* Another mentioned the effect it has on the maintenance of the garden: *"The daffodils we planted have already been pulled up by the kids. So the question is whether we should even bother planting them now."*

Participants were not opposed to children being present. In fact, several felt that children brought life and energy to the complex, with one resident mentioning that the courtyard feels empty during school holidays. The issue was that the number of children in the complex had become too large. With more than 50 children living there, several participants felt the balance between different resident groups was no longer in proportion. *"If you ever decide to start another project like this, I would never do it with so many children involved again. I really think that was a mistake."* This preferred balance contrasts with the questionnaire findings, which showed that nearly 40% of respondents preferred living exclusively among seniors. Based on their lived experience, however, focus group participants did not support this view, as they desired to have some presence of children in the complex. This indicates that communal housing with a mix of age groups can work well, but careful thought is needed to ensure a balance between families and seniors.

5.8 Conclusion: revealed preferences

To address the second sub-question on the revealed preferences of vital seniors regarding their private living space, shared spaces, neighbourhood, and social environment, this chapter examined the experiences of residents in Hof van Leeuwesteyn.

Seniors living in Hof van Leeuwesteyn were generally positive about both their compact homes and the communal living environment, including aspects that questionnaire respondents had previously noted as concerns when considering a smaller home. Most did not perceive the smaller dwelling in Hof van Leeuwesteyn negatively. In fact, the lower maintenance burden was often seen as an advantage, and concerns about a lack of space for hobbies or overnight guests raised by questionnaire respondents proved less problematic in practice. However, a lack of storage space emerged as a concern in both the stated and revealed preferences of seniors. In addition, residents without a private outdoor space clearly experienced this as a disadvantage in their home and daily lives.

The outdoor courtyard was generally appreciated by participants, but many said they did not use it as much as they had expected because of the large number of children living in the complex. This became one of the most recurring themes throughout the session. Participants were not negative about intergenerational living itself; many actually liked having different generations around, but several felt that the balance within the complex had shifted too far towards families with children. This suggests that the resident composition and the social environment of a housing complex strongly influence how shared spaces are perceived and used. Depending on that balance, shared spaces can either feel like an extension of the home or become underused, which in turn affects the social environment for seniors within the complex.

Neighbourhood accessibility was identified as one of the weaker aspects of the project, though participants also noted that the area was still under development at the time of the session. A local supermarket or shop and a general practitioner were the amenities most often mentioned by both the questionnaire and the focus group respondents as essential to have within walking distance.

Overall, the findings show that seniors already living in compact collective housing are generally positive about their experiences. Differences do exist between the expectations of seniors considering such a move and the experiences of those already living in this type of housing. The results suggest that compact communal living can work well for seniors in the social rental sector, as a group that tends to be familiar with smaller living and is motivated by social connection. Their satisfaction appeared to depend less on the size of the dwelling itself and more on the quality of the surrounding living environment, including well-designed private and shared spaces, a balanced mix of residents, and a lively, accessible neighbourhood with daily amenities within walking distance.

6. Focus group results: expert perspectives

6.1 Introduction

This chapter presents the findings from a focus group conducted with seven experts involved in the development, investment, and management of senior housing in the Netherlands. Participants were representatives from two institutional real estate investment firms, a care real estate transaction specialist, a senior housing realtor, a housing coach from a housing association, and directors from both an investment company and a housing association. In this case, together, they represent the actors who are involved in deciding what is built and for whom. The session began by discussing the findings from research on the stated and revealed preferences of seniors, as explained in chapters 4 and 5 of this report. Based on these findings, experts were invited to reflect on what is feasible in practice and what challenges may arise in developing these preferences in senior housing, particularly within the social rental sector. [Appendix F](#) provides an overview of the session structure, the questions discussed during the session, and the theme codes used in Atlas.ti.

The findings are organised around the same four scales used in previous chapters: private living space, shared spaces, neighbourhood, and social environment. In addition, later in this chapter, the broader barriers to the development of collective senior housing in the Netherlands are elaborated on. The chapter is concluded by addressing the sub-question: *To what extent do the stated and revealed preferences of vital seniors align with what is feasible in the development of new, smaller collective senior housing in the social rental sector?*

6.2 Private living space

Regarding the private dwelling, the experts confirmed most of the preferences identified in the questionnaire and the focus group with seniors. One of the findings was the importance of having at least two bedrooms. As discussed in Chapter 5, residents of Hof van Leeuwesteijn did not necessarily miss having a guest room or a room for their hobbies after moving in. This shows that in practice, this concern proved less important than respondents anticipated in the questionnaire, where almost 72% of respondents in the social rental sector preferred at least two bedrooms. However, during the expert discussion, the emphasis was on the flexibility a second bedroom provides. An additional bedroom can serve different purposes over time and help keep the home suitable for multiple target groups in the future. The senior realtor explained that this extra room does not need to be large. A small room for hobbies, storage, or the possibility of having a grandchild over is sufficient. According to the experts, a studio or one-bedroom dwelling limits these possibilities too much, both for current and future residents. Together, the findings suggest that the preference for two bedrooms is not only a response to seniors' wishes to encourage residential mobility, but also to the flexibility and long-term marketability of the homes.

Regarding storage space, residents at Hof van Leeuwesteijn described limited storage as one of the main disadvantages they experience of their compact dwellings. However, residents

mentioned they would be open to sharing storage space, for example, for seasonal storage. Also, the questionnaire revealed that almost 55% of respondents across all sectors were open to sharing storage space. This was also confirmed to be a preference for experts. Investors explained that when projects face budget or space constraints, individual storage space is one of the first elements they would reduce and eventually remove entirely, as shared storage is more space- and cost-efficient. The housing association representative added that shared storage can work well, but that a secure space should be provided to ensure a sense of security. These findings suggest that storage in compact housing developments could be organised more collectively to reduce private storage space and, in some cases, replace it by adding a larger shared storage space. Shared storage can help balance the storage needs of residents with the spatial and financial limitations of a project.

The strongest discussion during the session concerned the private outdoor space. In the questionnaire, the absence of a private outdoor space was the most frequently mentioned concern when respondents were asked about considering a compact dwelling. This was also reflected in the experiences of seniors at Hof van Leeuwesteijn. Residents without a balcony repeatedly mentioned missing a private outdoor space, even though many had underestimated its importance before moving in. During the expert focus group, a difference emerged among the experts. Investors mentioned the private outdoor space as one of the elements they would remove when under financial or spatial constraints. This was in contrast with what the senior realtor and housing coach of a housing association emphasised, both of whom work closely with seniors daily, that private outdoor space is one of the most important factors influencing seniors' willingness to move, which was followed by a concern of the senior realtor: *"I really see a huge difference. I have noticed that senior realtors who work a lot with seniors understand that private outdoor space is very important. But in your case, that is just left out. I find that truly unbelievable, because I know seniors consider it incredibly important and deliberately look for it in their future home."* One investor argued that balconies in compact dwellings would become so small that their quality would not justify the additional space and costs required. The senior realtor directly responded to this reasoning: *"No, that is exactly why it is important. They really want to go outside and actually value having a cup of coffee in the morning in their private space."* This discussion highlights a gap between how developers and seniors value the private outdoor space. Across all three data sources of this research, it appears that removing the private outdoor space in compact senior housing is likely to discourage many seniors from moving to a smaller home. If these projects are intended to stimulate residential mobility, the private outdoor space might be crucial to the design. Both the senior realtor and the housing coach argued that it should even be treated as a standard feature in senior housing.

6.3 Shared spaces

During the session, all experts agreed that shared spaces can add value to senior housing projects. The housing coach of a housing association explained that communal spaces are important for everyday social contact, which aligns with the questionnaire findings, where

over 73% of respondents indicated that living in a socially engaged community was one of their main reasons for considering a Knarrenhof-type project. However, it was acknowledged that these communal spaces, and these projects in general, should not be designed around care. According to the senior realtor, most residents in these projects are still active and independent; *“We need to make sure they can stay active and continue doing the things they enjoy.”* What they mainly seek is social contact and a sense of community rather than a care environment that looks and feels like a nursing home, which would be a barrier to relocation among seniors, as further discussed in section 6.6.

A concern raised during the session was whether shared spaces are actively used over time. According to several experts, communal spaces often need one or two years before they become fully integrated into daily life within the project and among residents. According to experts, whether these spaces continue to function well depends heavily on the mix of residents and the presence of a community manager. Therefore, they considered the upcoming Service Costs Modernisation Act (*Wet modernisering servicekosten*), expected in 2027 and further discussed in Section 6.6, problematic, as it would no longer allow community manager costs to be included in service charges. As the housing coach explained, *“A community manager can really help get it going and keep it going. Seniors will not easily do this themselves.”* An investor added: *“But under the new regulations, it limits the feasibility to create that community”*.

Regarding sharing certain facilities, respondents in the questionnaire were generally willing to share spaces such as hobby rooms, storage space, gardens or terraces, and, more hesitantly, laundry. Most experts agreed that laundry rooms in a shared setting are more feasible and more sustainable. The senior realtor did note that, even when a shared laundry room is provided, residents may still want the option to install a washing machine in their own dwelling. According to her, maintaining this flexibility helps keep the homes attractive to a broader group of seniors. Investors were more hesitant about this due to the additional costs and space that are required; *“But that space still has to be built, and building this kind of space costs a lot of money per square metre”*. Some argued that providing it in a shared setting helps normalise collective forms of living, and that shared laundry rooms are a suitable starting point, as they already appear to function well in practice. In addition, the senior realtor mentioned that she notices younger generations of seniors are willing to use shared laundry facilities. These findings suggest that shared laundry spaces may be a solution for compact collective housing projects, particularly because residents can reduce or use storage space more efficiently.

A general perspective on the development of communal spaces, repeatedly mentioned by a housing association and investors, was that a dwelling generates rental income, whereas a communal space does not. For housing associations that operate with a maximum on rents, every square metre of space used for shared facilities could be a potential dwelling that improves the financial feasibility. However, a recent Dutch government incentive, the Incentive Programme for Common Areas in Senior Housing (*Stimuleringsregeling*

ontmoetingsruimten in ouderenhuisvesting (SOO)), may help reduce this barrier by providing subsidies for communal facilities that might otherwise be difficult to finance, as further discussed in Section 6.6.

6.4 Neighbourhood

Alongside the private dwelling and the shared spaces, the surrounding neighbourhood emerged as an important factor in seniors' willingness to move across all three parts of this research. During the expert focus group, the extent to which the neighbourhood can compensate for facilities within the housing complex itself was acknowledged. When experts were asked which elements they would reduce first under financial or space limitations, both the senior realtor and the housing coach pointed to shared spaces and shared outdoor areas. Regarding the shared outdoor space specifically, the housing coach explained: *"If there are amenities and activities nearby, seniors are also happy to spend time in the neighbourhood. [...] meaning that a shared outdoor space does not necessarily have to be located within the housing complex itself."* In their opinion, the neighbourhood can partly take over the role that shared spaces would otherwise fulfil. At the same time, both mentioned that this would only be considered as a last resort. Their preferred situation would still be to include shared spaces within the complex itself, as these facilities are then more integrated into the daily lives of residents.

According to the experts, seniors generally want a quiet place to live, but not an isolated one. They are not necessarily looking to live in a neighbourhood that is dominated by young families with children, yet they do value the liveliness that comes from having shops, cafés, services, and activities nearby. This distinction has important implications for where these housing projects are located. The housing coach also explained that seniors are often noticeably more reluctant to move to newly developed neighbourhoods where amenities and services are still lacking or under development. Seniors living in Hof van Leeuwesteijn similarly identified this as a disadvantage of the location. According to experts, the presence of amenities within walking distance is often an important factor for seniors to consider moving at all.

When discussing where senior housing should be located in relation to other housing developments, experts generally agreed that senior housing should be prioritised on suitable locations, especially where buildable land is scarce. At the same time, they stressed that neighbourhoods should remain mixed. As one investor put it: *"In locations like this, you simply want a lively environment, and if you make it monofunctional with only senior housing, those amenities will not remain viable. So you will always need to aim for a mix of different target groups"*. Although participants supported giving senior housing priority in spatial planning decisions, they were also hesitant to introduce additional regulations, as explained by an investor: *"You want to avoid ending up with all sorts of additional rules that people are then required to follow"*.

6.5 Social environment

On the resident composition, experts agreed that an intergenerational mix is important. Not just for the well-being of seniors, but also for the sustainability of a project. A community that consists solely of older seniors risks becoming less lively over time as the population ages. Younger residents bring energy, help keep the social environment active, and create the kind of mutual exchange that several residents at Hof van Leeuwesteyn had also described positively. Experts acknowledged this, noting that intergenerational living often works well because different age groups can benefit and learn from one another. They referred to existing examples, such as the concept of *Het Ouden Huis*, as evidence that these forms of living can work in practice.

Scale was also discussed, although experts approached it from different perspectives. The senior realtor and housing coach argued that small projects are more socially vulnerable, as there may simply be too few residents to sustain an active community over time. Investors focused more on the financial side and explained that larger projects make it easier to spread the costs across more households, as one investor put it: *“Because of that [larger] scale, we can, for example, offer high-speed internet at a much lower cost.”* This is also part of the reasoning behind an investor’s statement that around 150 homes would be the minimum for them to keep a project financially feasible. Despite approaching this aspect from different perspectives, the experts ultimately reached the same conclusion: projects that are too small are often more difficult to sustain, both socially and financially.

During the session, it was discussed what happens when the intended target groups are not the ones eventually living in the homes. Experts acknowledged that, in practice, financial feasibility often becomes the leading. If there is insufficient demand from the intended residents, for example, seniors, homes are eventually rented to whoever is willing to take them. As seen in the experiences of seniors living in Hof van Leeuwesteyn, this can weaken the social environment within the project, reduce the extent to which the housing actually responds to the needs of seniors, and discourage them from moving to more suitable homes. The findings therefore suggest that the success of collective senior housing also depends on attracting and maintaining the intended group of residents carefully, especially within the current tight housing market.

The role of the community manager was valued by all participants. Experts agreed that community managers are particularly important during the first few years of a project, when residents are still getting to know one another and building social connections and activities within the community. At the same time, some investors stressed that residents should eventually take ownership of their social lives themselves, partly to keep the involvement of a community manager financially feasible in the long term. However, as further discussed in Section 6.6, participants felt that the current regulations make it increasingly difficult to support the social side of collective living in practice.

6.6 Barriers to collective and smaller senior housing

A point that came up throughout the expert focus group was the hesitation among market parties and housing associations to develop collective senior housing projects. This type of housing is still only developed to a limited extent in the Netherlands, as reflected in the shortage of suitable senior housing mentioned in section 1.1 of this report. Identifying and understanding this hesitation is important, as it helps reflect the extent to which the preferences of seniors can realistically be translated into development.

A first barrier is the uncertainty in demand. Several experts noted that many seniors still associate clustered or communal housing with nursing homes. This stigma, or lack of information or knowledge about such concepts, can discourage an interest. As discussed in Chapter 5, this lack of interest before moving was also visible among residents of Hof van Leeuwesteijn, who admitted that some had presented themselves as more enthusiastic about communal living during the selection process than they actually were, mainly because they urgently needed suitable housing. According to the experts, this pattern is common. At the same time, the senior realtor explained that this initial hesitation often changes once seniors are confronted with the reality of growing older alone *“I often hear that people do not have all the information they need. When you ask seniors, ‘Why not live in a complex with shared spaces?’ they say, ‘Oh no, I still have so many friends and acquaintances.’ And then I say, ‘Yes, but eventually one of you will pass away before the other, and then you’ll be on your own; would you actually make use of it then?’ And that’s when I see a shift happening. And the range of activity shrinks, so you have to bring your social life closer to home.”* However, she further explained that in an example of a project in Rijswijk, consisting of two buildings next to each other, one with a communal space and one without, seniors generally preferred the building with the communal space, despite the project not being specifically designed for seniors. According to her, this suggests that there is an underlying demand and awareness among seniors for such developments.

If new-build housing for seniors is to play a larger role in stimulating residential mobility, it is important that seniors can properly assess whether a smaller home would suit their daily lives. During the session, experts identified this as a major barrier, as many seniors struggle to imagine what living in a new and smaller dwelling would feel like before deciding to move. Both the housing coach and the senior realtor acknowledged the importance of model homes or show apartments. They explained that seniors who have lived in larger homes for decades often struggle to assess whether a dwelling of 50 to 60 m² would suit their daily lives when they only see floor plans or images online. One expert noted that some seniors even withdraw from a waiting list for a home in a project because there was no opportunity to view or experience the home in person. This suggests that investing in show homes could help lower the threshold for seniors when considering a smaller home.

A third and major barrier is regulations. During the session, the experts expressed frustration about how different regulations make it difficult to realise collective senior housing projects. Participants repeatedly referred to the Affordable Housing Act (*Wet betaalbare huur*) and its

WWS points system, and to the upcoming Service Costs Modernisation Act (*Wet moderniserende servicekosten*), expected in 2027, as examples of regulations that, in practice, can work against the development of this type of housing. A consequence of this Service Costs Modernisation Act, as also mentioned in section 6.3, is that it would no longer allow community manager costs to be included in service charges. According to the participants, this is problematic because a community manager is often seen as an important part of making communal living work well. An investor explained: *"This kind of limitation damages everyone: the residents, the investors, the developers et cetera. It removes the entire feasibility of such a community."*

During the session, it was explained that developing collective housing is particularly challenging within the social rental sector. Housing associations have limited financial flexibility, which makes the feasibility of these projects more difficult. One participant from a housing association explained that shared spaces do not directly generate rental income, while the same square metres could also be used to build an additional dwelling that would contribute financially to the project. As a result, there is often a trade-off between including shared spaces to strengthen social cohesion and thereby increasing satisfaction of its residents or increasing the number of homes within a development to improve financial feasibility. Although the recent Incentive Programme for Common Areas in Senior Housing (*Stimuleringsregeling ontmoetingsruimten in ouderenhuisvesting (SOO)*) may help reduce this barrier by providing subsidies for the development of shared spaces, participants indicated that financial feasibility still plays a role in decisions about whether communal spaces are included in a project. Several experts also mentioned finding it contradictory that policy highlights the importance of social cohesion and community living with such programmes, while at the same time making it harder to finance the people who help organise and support it with limitations of service charges for a community manager, as mentioned before.

6.7 Conclusion: expert perspectives

This chapter addresses the third sub-question: *To what extent do the stated and revealed preferences of vital seniors align with what is feasible in the development of new, smaller collective senior housing in the social rental sector?* The perspectives of experts involved in the development, investment, and management of senior housing and allocation of seniors in the Netherlands were examined.

The findings show that many of the preferences identified in Chapters 4 and 5 are recognised by experts as important and, to a certain extent, feasible in practice. This was particularly evident when the senior realtor and housing coach highlighted the importance of a second bedroom, sufficient storage space, opportunities for social contact, and a lively neighbourhood with amenities within walking distance. However, limited storage space and the absence of a private outdoor space, which were also identified as concerns in Chapters 4 and 5, remained concerns among the senior realtor and housing coach who work closely with seniors on a daily basis. Furthermore, experts confirmed that shared spaces can work well as

an extension of smaller dwellings, especially when they support social interaction among residents.

Tensions emerged over the extent to which these preferences of seniors are feasible under financial and spatial constraints. In practice, investors and housing associations have to deal with many regulations, land scarcity, and, within the social rental sector, a maximum rent they can charge. They noted that shared spaces can be difficult to justify financially. This was also visible in the discussion on private outdoor space. While professionals working closely with seniors described this as one of the most important factors influencing seniors' willingness to move, some investors viewed it as one of the first elements that could be reduced or removed when projects have financial and spatial constraints.

Building on chapters 4 and 5, the findings further indicate that the success of compact collective senior housing depends not only on the design of the homes themselves, but also on the neighbourhood and social environment. Experts acknowledged the importance of a mix of residents in the project itself and the neighbourhood, as well as nearby amenities and social support in building a community within the project. At the same time, several participants argued that current regulations limit the ability to financially support these social aspects of communal living, for example, by restricting the inclusion of community manager costs in service charges from 2027.

Overall, the findings suggest that many of the stated and revealed preferences of vital seniors can be developed in practice. However, for some elements of compact collective housing, development can become challenging because financial feasibility is the primary driver, especially in the social rental sector. Furthermore, the findings revealed a gap between what seniors value and what some experts prioritise regarding private outdoor space. Identifying this gap highlights the importance to consider a private outdoor space for seniors, particularly in smaller homes. The findings, therefore, demonstrate that although many preferences can be incorporated into practice, some are also the first to come under pressure when projects face financial, spatial, or regulatory constraints.

7. Discussion

This chapter provides a critical reflection of the results of this research. First, a summary of the key findings related to the main research question is provided, followed by a description of their interpretation and meaning. After this, the relevance of this research for society, science, and practice is discussed. Lastly, the limitations of this research and recommendations for future research are acknowledged.

7.1 Key findings

This thesis examined how a better understanding of senior preferences can improve the attractiveness of smaller housing in the social rental sector. Three methods were used for this research: a questionnaire on seniors' stated preferences, a focus group with senior residents of compact collective housing to identify revealed preferences, and finally, a focus group with experts in housing and relocating seniors. A full overview of the findings and their implications is provided in [Appendix G](#).

The research showed that collective living in a compact home can work well for vital seniors, but only under specific conditions. Some preferences, such as a private outdoor space, sufficient storage space, and amenities within walking distance, were consistently valued across all three parts of this research. Shared spaces were found to add value, though their success depends on both the resident composition of the project and the presence of a community manager. Seniors already living in compact collective housing were generally satisfied, even those who had previously lived in much larger homes. This aligns with the questionnaire results, which suggest openness to smaller living among this age group. Experts recognised the importance of seniors' preferences, but noted that financial feasibility and regulatory constraints form important barriers to developing this type of housing in practice.

7.2 Interpretation of results

This section explains how the results are interpreted, how they relate to existing literature on senior and compact housing, and what they add to current knowledge.

Information gap on rightsizing in communal living

One of the findings is the gap between what seniors expect before moving and what they actually experience once they live in compact collective housing. Questionnaire respondents who had not yet moved mentioned concerns about insufficient space for hobbies, guests, and storage. In contrast, seniors already living in compact collective housing in Hof van Leeuwesteijn described many of these as less problematic in practice, partly because shared spaces could take over functions that no longer fit within the private dwelling, such as hobby activities. This supports the arguments of Brysch (2023), Arslan (2023), and Foth & Sanders (2005), and, to some extent, the hypothesis that shared spaces can compensate for smaller private living spaces.

At the same time, this gap between expectations and practice is not only a design challenge but also requires effective information-sharing and ensuring that seniors understand the importance of thinking ahead, as seniors may be more open to smaller homes than their stated preferences initially suggest. Encouraging residential mobility, therefore, requires more than simply developing better housing. It also requires presenting compact collective living in a different way. Hammond et al. (2018) argue that replacing the idea of 'downsizing' with 'rightsizing' is important for helping seniors view relocating to a smaller, more suitable home more positively. Also, experts noted that show homes could be an effective way to visually provide information, thereby helping them get a better sense of the size of the home. Experts also noted that resistance to communal living often shifts once seniors become aware of ageing alone, when their partner or friends are no longer around. Stimulating residential mobility among seniors, therefore, is not only about a better design of housing and living environment, but also about providing better information and sharing knowledge about what compact homes and collective projects look like in practice.

Conditions for acceptance of smaller homes

While seniors appear to be more adaptable than their stated preferences initially suggest, this research also shows that there are limits to that adaptability. A private outdoor space, sufficient storage, and daily amenities within walking distance were features that seniors valued most. Their absence was perceived as a disadvantage by both questionnaire respondents considering a move and residents already living in compact housing. The fact that these findings emerged across all three methods of this research strengthens their reliability and their importance.

Interestingly, the private outdoor space, one of the aspects seniors valued most, is also among the first elements investors tend to reduce or remove when projects face financial or spatial constraints. The senior realtor and housing coach involved in the focus group were explicit that removing private outdoor space can make a dwelling, especially a smaller dwelling, unacceptable for many seniors. This points to a mismatch between financial priorities in development and the conditions under which seniors are actually willing to move.

Related to this, the senior realtor noted that many seniors are still independent and socially active and tend to associate care-related housing concepts with a loss of autonomy that they do not yet see as applicable to them. This stigma around care-related housing can make seniors reluctant to move, even when the housing itself is suitable to their needs. This aligns with Canoy (2023), who argues that many challenges faced by seniors are not necessarily care-related but rather relate to attention and social contact, and support their daily lives. Designing and presenting collective senior housing as a social and active living environment, rather than a care facility, may therefore be an important condition for attracting vital seniors.

The questionnaire findings also show clear differences between housing sectors. Seniors in the social rental sector were considerably more accepting of compact housing, generally preferring homes between 50 and 70 m², whereas owner-occupiers were more likely to prefer

homes of at least 70 m². Based on findings, among social renters, a larger share currently has already a one-bedroom home compared to other sectors. This suggests that familiarity with smaller living environments may reduce the threshold for rightsizing. In addition, respondents already living in one-bedroom homes placed greater value on social contact when considering moving than those living in larger homes. This supports the argument made by Foth & Sanders (2005) that collective and public spaces become more important as private space decreases, thereby encouraging social interaction.

The findings on shared spaces show that nearly half of the respondents would be willing to share a laundry room. This provides opportunities to reduce the size of the private space, making it more space- and cost-efficient to provide in a shared setting. This can contribute to sustainability by reducing the number of washing machines and dryers in a housing complex, which offers financial benefits for residents who do not need to purchase their own. In general, residents seemed comfortable sharing spaces when there was a benefit to them and when it still ensured a degree of privacy or comfort. This was also evident at Hof van Leeuwestejn, where shared hobby spaces were well received. Residents valued having this extra space for activities, while the shared setting also created opportunities to meet and interact with their neighbours.

At the same time, the focus group with seniors showed that shared spaces are not automatically successful. Participants explained that some communal areas were underused because the balance between senior households and families with young children felt off. Existing literature on shared spaces tends to focus mainly on its design and management, and pays less attention to the social dynamics within communities of such housing projects. Brysch & Czischke (2022) emphasise the importance of balancing private and collective space to promote user value, but the findings of this research suggest that balancing a mix of target groups may be equally important for success. Shared spaces that do not feel comfortable or suitable for their intended residents are unlikely to function as extensions of the private home.

Finally, the findings on the neighbourhood preferences and experiences further suggest that the surrounding living environment can compensate for smaller homes. Many respondents were willing to walk a short distance to daily amenities rather than have them within the housing complex itself. However, residents of Hof van Leeuwestejn acknowledged that the lack of certain amenities nearby, such as a local shop, general practitioner, and accessible public transport, was a disadvantage. This aligns with the work of Preece et al. (2023), who argue that neighbourhood quality, amenities, and liveability can outweigh the impact of reduced private living space. It also has practical implications., as projects developed in locations where amenities are still lacking, as currently the case at Hof van Leeuwestejn, may struggle to attract seniors regardless of the quality of the housing itself. This was also acknowledged by experts.

The social rental sector as a starting point for normalisation

As mentioned by Van Duren (2025), housing associations have the capacity and tools to be 'enablers' for collective housing concepts, as their goals align with the social benefits of collective housing. In addition, their allocation policies provide opportunities to place tenants in housing that better suits their household age or size. The findings support this, as respondents in the social rental sector showed more acceptance of smaller homes than respondents in other sectors. The questionnaire results show that respondents in the social rental sector were leaning more towards compact homes, and seniors living in Hof van Leeuwesteyn, a social housing project, were generally satisfied with their smaller dwellings, even though many had previously lived in much larger homes. During the expert session, participants also noted that a shift towards accepting smaller homes is now happening across other housing sectors as well. This indicates that the social rental sector is a frontrunner on this aspect. Together, it is suggested that the social rental sector could play an important role in normalising smaller forms of living and might lead to a shift across the broader housing market in the Netherlands.

7.3 Relevance

For society

The Netherlands is facing a dual challenge. On the one hand, there is a mismatch in the housing market, as many seniors continue to live in homes that no longer match their household size. On the other hand, the phenomenon of double ageing, an increase in the number of households aged 80 or older, is placing greater pressure on the healthcare system. The Staatscommissie Demografische Ontwikkelingen 2050 (2024) argues that developing communal housing projects for this ageing population can help reduce this pressure, as collective living supports seniors' social connection, independence, and self-reliance for longer. These two challenges are interconnected; if seniors move to suitable housing earlier and voluntarily, they may be able to live independently for longer before needing more intensive care. This is also what Nordeström et al. (2023) refer to as 'ageing in the right place', as the idea that the right living environment allows older adults to remain independent for longer.

Compact collective housing has the potential to respond to both challenges at the same time, but only when projects are designed to make seniors want to live and move there. According to Stec Group (2021), building one senior home leads to five subsequent moves in the housing market, meaning that increasing their willingness to move has a ripple effect on housing availability for other groups as well. This means that understanding what makes seniors willing to move is relevant not only to seniors themselves but also to improving housing availability for other groups in the housing market.

Furthermore, there is a societal reason for developing smaller homes. Due to land shortages, affordability challenges, and ambitious governmental targets in the Netherlands, more efficient use of space has become increasingly important. Smaller homes allow more dwellings

to be built on the same plot and are generally more affordable in total rent or purchase price (Evans et al., 2015; S. Groot & De Groot, 2024; Renn & Armlovich, 2016). At the same time, the number of smaller and older households is expected to continue growing in the coming decades (Centraal Bureau voor de Statistiek, 2025; OECD, 2025; Staatscommissie Demografische Ontwikkelingen 2050, 2024). When seniors move from under-occupied family homes to housing that better suits their needs, this can help free up larger homes for other households and contribute to a more efficient use of the existing housing stock.

This research helps developers, municipalities, investors, housing associations, and other housing professionals better understand what seniors value in compact collective housing and how projects can be designed to encourage residential mobility while supporting seniors' social well-being and independence.

For science

This research makes several contributions to the existing literature on senior housing preferences and compact collective living. First, it addresses a methodological gap by combining stated and revealed preferences with expert knowledge within a single study in the Dutch context. Stated preference studies are common in housing research, but as Phaneuf et al. (2013) note, they are sensitive to hypothetical bias, as respondents may express certain preferences that do not reflect how they would behave in practice. By complementing the questionnaire with a focus group of seniors who had already made the move, this research directly compared expectations with lived experience. This approach aligns with Earnhart (2002), who argues that combining stated and revealed preferences produces a more reliable picture of housing behaviour than either method alone could reach. In this study, this combination revealed that seniors in the social rental sector are more open and positive to aspects of compact communal living in practice than their stated preferences suggest.

Second, the findings of this study support the findings of Brysch (2023), Arslan (2023), and Foth & Sanders (2005), who argue that shared spaces can compensate for reduced private space. However, the findings also show that this only works under certain conditions. Shared spaces only function as extensions of the private home when they are actively used, socially supported, and feel suitable to the residents they are designed for. The finding from the focus group with seniors that an imbalance in the resident mix can negatively affect the use of shared spaces has received little attention in the existing literature, which mainly focuses on spatial design and management. In this research, residents explained that certain shared spaces were used less because they no longer felt comfortable or suitable for the senior residents they were also intended for. This suggests that the success of shared spaces depends not only on their physical design, but also on the social environment of the project and the extent to which residents feel the spaces fit their daily lives and needs.

Third, existing research on senior housing preferences primarily focuses on the private dwelling itself, such as its size, layout, and facilities. However, this research found that neighbourhood characteristics and the social environment were mentioned consistently

across all three research methods as factors influencing both attractiveness and satisfaction among seniors. This is in line with the arguments of Preece et al. (2023), and suggests that the surrounding neighbourhood and social environment matter more for the attractiveness of compact senior housing than existing literature tends to acknowledge.

For practice

The findings provide several practical insights for developers, investors, housing associations, municipalities, and other policymakers. For example, the private outdoor space is, according to experts in relocating seniors, a crucial element for senior housing, especially when the dwelling itself is small. Removing it, as investors are often inclined to do under financial or spatial constraints, may make seniors less willing to move at all, according to experts. Shared storage and laundry facilities, on the other hand, can help reduce the space in private homes and can therefore be implemented more often in new collective housing projects. The use of shared spaces, however, requires social support, especially in the first years of a project, for example, by including a community manager. This should also be supported by policymakers to ensure that collective forms of living are developed more often and remain sustainable over time. Furthermore, a balanced mix of residents, especially in terms of age, should be given attention to, as findings suggest it affects the liveliness and sustainability of the social environment.

In addition, as this research indicates, the choice of location and neighbourhood also affects the attractiveness of smaller homes. Seniors prefer quiet neighbourhoods that offer amenities within walking distance. As this research, and also the arguments of Preece et al. (2023) highlight, is that a neighbourhood with nearby greenery and lively amenities, but still quiet in terms of noise, can outweigh the impact of a reduction of private living space. New projects being developed in areas where these amenities have not yet been developed, as shown in Hof van Leeuwestejn, may struggle to attract seniors. Given current land scarcity, this specific location choice can be quite challenging to implement. Therefore, this research suggests that senior housing should be prioritised over other target groups in locations particularly suitable for seniors, such as quiet, green areas with amenities within walking distance. This could increase the willingness to move among seniors and improve mobility in the housing market. However, experts say it should always be kept in mind that a balanced mix of residents is important to maintaining a lively and sustainable neighbourhood.

In terms of financial feasibility as a dominant factor in development, the findings show that several preferences identified in this study come under pressure in practice, especially in the social rental sector. According to J. Groot (2024), housing associations already operate under financial constraints, and in this study, experts in the social rental sector expressed concern about the many regulations in the Dutch housing sector, which risk making the development of collective housing financially infeasible. The introduction of the Incentive Programme for Common Areas in Senior Housing (*Stimuleringsregeling ontmoetingsruimten in ouderenhuisvesting (SOO)*) offers some relief by providing subsidies specifically for the development of shared spaces in senior housing, and experts welcomed it as a step in the right

direction. However, Doekhie et al. (2014) point out that close cooperation between municipalities and housing associations is essential for bringing suitable senior housing to the ground, as the long-term success of such projects depends not only on financial support but also on the governmental commitment, both of which, according to experts, are currently uncertain. The recommendations that follow from this research should therefore be seen as directions for future projects based on seniors' preferences, which are then validated by experts. Further case-specific analysis on the impacts of financial, legal, and spatial elements is needed to determine how these recommendations can be successfully applied in practice.

7.4 Limitations

Several limitations of this research should be acknowledged, as they influence how broadly the findings can be interpreted.

The first limitation concerns the questionnaire sample. Because the survey was distributed through Knarrenhof's network, many respondents were already interested in moving and collective forms of living, and as Phaneuf et al. (2013) note, stated preferences are sensitive to hypothetical bias. The findings may therefore present a more positive picture than the broader senior population would provide. To address this, the questionnaire was combined with a focus group at Hof van Leeuwesteijn, where residents were asked about their actual experiences with their homes, rather than this research focusing solely on seniors' expectations. This is consistent with the approach of revealed preferences described by Earnhart (2002).

A second limitation is the limited age profile of respondents, as most participants in the questionnaire and the focus group were between 65 and 75 years old. The literature mentions that seniors are not a homogeneous group and that the distinction between vital and frail seniors matters for differences in housing preferences, for example, due to differences in care needs (Gezondheidsraad, 2018). The preferences of seniors aged under 65 or 75 and above are less well represented, which limits the extent to which the findings can be generalised. Cross-tabulations were used to explore differences between age groups, but this remains an important limitation of the study.

The third limitation relates to a regional difference. The research on preferences and experiences focused on Delft and Utrecht, both urban areas in the Randstad. In addition, the expert focus group also consisted mainly of professionals from urban areas in the Netherlands. As housing market conditions may vary significantly across the Netherlands, seniors and experts in smaller municipalities or rural regions may face different barriers and preferences than those identified in this research. The findings should therefore be interpreted mainly within an urban context.

Furthermore, the expert group was relatively small and largely comprised professionals from the investment sector. While this provided valuable insights into the financial and developmental aspects of compact collective housing for seniors, perspectives from other

relevant stakeholders, such as municipal policymakers and architects, were underrepresented. This means that certain barriers and opportunities related to these fields may not have been fully captured in this research. An architect would have brought a perspective on design feasibility that was somewhat missing during the session. A policymaker could have added value in a different way. Besides providing insight into the reasoning behind current regulations, they would also have had the opportunity to hear directly from practitioners about how these regulations are experienced in practice. This could have been an opportunity for knowledge sharing between policy and practice. The recommendations that follow from this research should therefore be read as inspirational and considered when developing smaller homes for seniors to increase the likelihood that mobility in the housing market improves. Further research involving a larger variation of experts is needed to assess how these recommendations can be implemented in specific contexts.

It should also be noted that the results reflect the opinions of a specific group, as questionnaire respondents were already more open to collective living, and residents of Hof van Leeuwesteijn were already more open to smaller living. Since this research did not aim to represent the broader senior population, not every senior will recognise themselves in these outcomes. In practice, the preferences of the target group must therefore always be carefully examined and aligned with the characteristics of a project. Furthermore, although the experts in this research were often consistent in their opinions, these preferences may not be equally relevant in every context and should always be considered in relation to the specific circumstances of a project.

Despite these limitations, combining stated preferences, revealed preferences, and expert perspectives provided a more complete understanding than any single method alone. This methodological triangulation, as Bekhet & Zauszniewski (2012) argue, creates a more reliable picture of housing behaviour, and comparing expectations before moving with experiences afterwards helped to strengthen the findings of this research.

7.5 Recommendations for future research

Several recommendations for future research follow from the findings and limitations of this study.

First, further research is needed on seniors in the mid-rent and owner-occupied sectors. Although the questionnaire in this study captured stated preferences across all housing sectors, the revealed preferences and expert insights were focused on the social rental sector. The experiences of seniors who have actually moved to compact collective housing in the mid-rent or owner-occupied sector, therefore, remain largely unknown. Given that, according to Eurostat (2024), over 70% of Dutch households aged 65 and over live in under-occupied housing across all sectors. Therefore, the potential for rightsizing extends well beyond the social rental sector. Further research into seniors' preferences, experiences, and specific barriers outside the social rental sector is therefore needed to develop a more complete

understanding of how to encourage residential mobility among seniors across the housing market as a whole.

Second, future research should look more closely at how current and upcoming regulations affect the feasibility of developing compact collective housing for seniors. Experts in this study repeatedly noted that regulations in the Netherlands often conflict with one another in practice, which creates new barriers rather than supporting these types of housing projects. One example is the upcoming Service Costs Modernisation Act, which, from 2027, will no longer allow the costs of a community manager to be included in service charges. This is notable because experts consistently described the community manager as essential for helping collective housing projects function socially, especially in the early stages of the project. Future research should therefore not only identify which regulations make these projects more difficult to realise, but also delve deeper into how policy changes affect the financial and practical feasibility of such projects. This is particularly relevant given the financial constraints housing associations are already facing and the broader affordability challenges in the Dutch housing market (J. Groot, 2024; Woonbond, 2025; Zuidelijke Rekenkamer, 2025). A better understanding of how these regulations work in practice would help translate the recommendations of this thesis into actions and identify what policy changes are needed to be able to develop compact collective senior housing on a larger scale.

Third, future research should dive deeper into the regional differences. As discussed in Section 7.4, this research was conducted in urban areas within the Randstad, which limits the extent to which the findings can be generalised. Preferences of seniors regarding private living space, shared spaces, neighbourhood characteristics, social environment, and willingness to move may differ between regions and between urban and rural contexts. In addition, the barriers and opportunities for developing collective housing concepts may also vary depending on local housing markets, land availability, demographics, and the availability of amenities and care facilities. Further research in smaller municipalities and rural regions is therefore needed to better understand these regional differences and determine to what extent the findings of this research apply in other parts of the Netherlands.

8. Conclusion

The Netherlands is facing many demographic and societal challenges. With a shortage of nearly 400,000 homes, limited buildable land, rising construction costs, and an increasing number of seniors living in under-occupied housing, the housing market is under pressure (ABF, 2025; Clark & Deurloo, 2006; S. Groot & De Groot, 2024; Mol, 2020). These pressures are intensified by the phenomenon of double ageing, as the number of households aged 80 or older increases. This places even more pressure on formal and informal care systems. The Staatscommissie Demografische Ontwikkelingen 2050 (2024), therefore argues that communal housing concepts can relieve these pressures by supporting seniors' independence for longer. Compact collective housing may therefore be the solution to simultaneously respond to these challenges. However, for this potential to be realised successfully and to encourage mobility in the housing market, such housing needs to be attractive to the seniors. This raises the central question of this research: *How can a better understanding of the preferences of vital seniors regarding private living space, shared spaces, neighbourhood characteristics and the social environment improve the attractiveness of smaller social housing units in the Netherlands?*

To answer this question, three methods are combined in this research. First, a questionnaire on the stated preferences of seniors interested in a collective housing project of Stichting Knarrenhof®. Second, a focus group with seniors already living in a collective housing project in the social rental sector, 'Hof van Leeuwesteijn' in Utrecht. Third, a focus group with experts in the development, investment and management of senior housing in the Netherlands. The focus of this research is on the social rental sector, as housing associations have both the capacity and the public responsibility to develop suitable housing for seniors with limited financial means, and their allocation policies provide opportunities to match housing more directly to seniors' needs (Bluemink et al., 2021; Van Duren, 2025).

The research shows that compact collective housing can work well for vital seniors, but only under certain conditions. Private outdoor space, sufficient storage space, and daily amenities within walking distance in the neighbourhood emerged as their main values across all three parts of the research. Developing shared spaces in projects with smaller homes can add value, but their success depends not only on their design but also on how they are used, whether residents feel comfortable using them, and the balance of residents within the project. Additionally, the neighbourhood proved to be an important factor in attracting seniors, as residents of Hof van Leeuwesteijn clearly mentioned that the unfinished neighbourhood and a lack of nearby amenities were among the main weaknesses of their housing situation.

A notable finding of this research is the difference between what seniors expect before moving and what seniors experience in practice. Many of the concerns raised by questionnaire respondents, such as insufficient space for hobbies or guests, proved to be less problematic for seniors already living in compact housing. This was further supported by the finding that several residents at Hof van Leeuwesteijn admitted that their main reason for moving there was the urgency to find a suitable home, rather than a specific desire to live in a community. Nevertheless, after moving in, all participants expressed high satisfaction with the communal

environment and the social connections they formed, and were also generally satisfied with their smaller homes, including those who had previously lived in homes of over 100 square metres. It aligns with the central hypothesis that smaller homes become more attractive to seniors when shared spaces, neighbourhood, and the social environment together compensate for the reduction in the size of the private living space. However, this research does not fully confirm this hypothesis, as it does not directly measure whether the qualities of these four dimensions lead to more attractiveness or more willingness to move. What it does show is that, under the right conditions, compact collective housing can provide a pleasant and suitable living environment for vital seniors. This is important because it increases the likelihood that seniors will consider moving to housing that better matches their needs, or, in other words, rightsize.

The research also reveals a regulatory tension in the development of compact collective senior housing. In the Netherlands, according to experts in practice, regulations often conflict with one another, making it difficult to develop projects that address current challenges in housing and care. An example of this is the upcoming Service Costs Modernisation Act (*Wet modernisering servicekosten*), which, from 2027, will no longer include the costs of a community manager in service charges. This appears to be in conflict with the recent Incentive Programme for Common Areas in Senior Housing (*Stimuleringsregeling ontmoetingsruimten in ouderenhuisvesting (SOO)*), which was introduced to support and stimulate the development of shared spaces in senior housing. While the programme helps fund the physical space, it does not address how the social side of collective living should be supported. Several experts argued that shared spaces become valuable only when residents actually use them and when social interaction is encouraged. If community managers can no longer be financed through service charges, housing associations may be less willing to invest in shared spaces, particularly when under financial pressure to maximise the number of homes they can deliver.

This research shows that compact collective housing for vital seniors is not only a spatial or financial approach, but above all, an approach of simply understanding what people need to feel at home. When private space, shared spaces, the neighbourhood, and the social environment are considered together, smaller housing can have a positive impact on seniors' daily lives, especially if this housing supports their independence, social well-being, and quality of life. A better understanding of senior preferences provides developers, housing associations, investors, municipalities, and policymakers with a better picture to make decisions that actually work for the people they are building for. Ultimately, rightsizing is not about asking seniors to accept less, but about offering them something better. Understanding what makes that possible in a housing market under pressure may be one of the most valuable starting points there is.

Reflection

Looking back on this graduation project, it has been a learning process in many ways. What started as an interest in the social side of housing eventually developed into a research that was more complex, but also more rewarding than I had expected. Organising a questionnaire and two focus groups within five months was challenging, but because my personal goal was to better understand the social side of housing development, I believe the mixed-methods approach was worthwhile. Combining stated preferences, revealed preferences, and expert perspectives led to insights that would not have emerged from any single method.

If I were to conduct this research again, I would start searching for a suitable housing project for the senior focus group at the same time as starting and developing the questionnaire. The case project needed to meet several criteria. For example, housing had to be recently developed, compact, collective, and in the social rental sector. Projects that meet all these requirements are still relatively rare in the Netherlands. As a result, finding a suitable project took longer than expected and led to pressure during the preparation of the focus groups.

The stated and revealed preference approach was more important than I had anticipated at the start of the project. One of the most interesting findings was that seniors who had already moved to a collective housing project had fewer problems with compact living than those who were still considering a move. This finding gave the research greater value than I had expected beforehand. At the same time, I recognise that both groups were already relatively open to collective living, which limits the extent to which the findings can be generalised. Nevertheless, I believe the results provide a starting point and inspiration for future research into this type of housing.

Working with seniors as participants was a positive experience. The questionnaire and focus group required careful preparation and attention to ethical considerations beforehand, which helped create a setting where participants felt comfortable sharing their experiences and views. I appreciated the openness with which they contributed to the discussions, and their insights added much value to the research.

Looking back at the expert focus group, I am pleased with the variety in expertise, including a housing coach from a housing association, a senior realtor across multiple sectors, two investors, and a transaction manager. However, I would have liked to include an architect and a policymaker, as explained as a limitation of this research in the discussion chapter. Overall, though, the session contributed more than just gaining knowledge for this research. Bringing professionals with diverse backgrounds together led to a better understanding of one another's perspectives, and I consider this a valuable outcome for organising this session.

Regarding the personal goals I set for this research process, I wanted to develop my research skills, gain experience with empirical methods, and translate the findings into practical recommendations. Looking back, I believe I achieved these goals. Above all, this project helped me better understand what housing means to people, how we, as professionals, can influence it, and it highlighted my belief that the wishes and needs of people should be the starting point for housing development.

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Appendices

A. Data Management Plan

This research was conducted in accordance with the ethical guidelines of Delft University of Technology and received approval from the Human Research Ethics Committee.

Plan Overview

A Data Management Plan created using DMPonline

Title: Maartje Kemps MSc graduation research; Understanding seniors' preferences for the development of smaller social housing

Creator: Maartje Kemps

Affiliation: Delft University of Technology

Template: TU Delft Data Management Plan template (2025)

Project abstract:

Background

The development of smaller social rental dwellings is a response to affordability constraints, land scarcity, and demographic changes in the Netherlands. At the same time, many older households continue to live in under-occupied dwellings, and housing mobility among seniors remains limited. While existing studies have examined seniors' housing preferences, there is limited insight into how preferences for private living space, shared spaces within the building, and neighbourhood characteristics together influence the attractiveness of smaller social housing for vital seniors. This research addresses this knowledge gap by examining how these preferences can inform the development of smaller senior housing in the social rental sector. The main research question is: *How can a better understanding of the preferences of vital seniors regarding private living space, shared spaces, and neighbourhood characteristics improve the attractiveness of smaller social housing units in the Netherlands?*

Methods

A mixed-method research approach is applied. First, a questionnaire is administered to examine the stated housing preferences of vital seniors aged 65 and over who are interested in moving to a senior housing project from Knarrenhof®. It consists mainly of closed-ended questions, complemented by some open-ended questions. This is followed by a focus group that examines the revealed preferences of vital seniors aged 65 and over who already live in a recently developed senior housing project. Lastly, a focus group with experts from the social rental sector is conducted to discuss how insights into the stated and revealed preferences of vital seniors can be translated into strategies for housing development and location. The data are analysed using descriptive, comparative, and thematic analysis.

Scientific and social implications

This research contributes to academic literature by connecting stated and revealed housing preferences of vital seniors to the design and location of smaller social housing units. The findings are translated into practice by providing recommendations for housing associations, municipalities, developers, and investors on how smaller senior housing can better align with seniors' preferences and support mobility in the housing market.

ID: 192884

Start date: 09-02-2026

End date: 23-06-2026

Last modified: 19-03-2026

Maartje Kemps MSc graduation research; Understanding seniors' preferences for the development of smaller social housing

0. Administrative questions

1. Provide the name of the data management support staff consulted during the preparation of this plan and the date of consultation. Please also mention if you consulted any other support staff.

The DMP has been shared with and reviewed by my thesis supervisor, Marja Elsinga, via DMPonline. This has been approved by her on 02/03/2026.

Janine Strandberg, Data Steward at the Faculty of Architecture and the Built Environment, has reviewed this DMP on 16/03/2026

2. Is TU Delft the lead institution for this project?

Yes, leading the collaboration – please provide details of the type of collaboration and the involved parties below

In this project, TU Delft (Partner 1) is leading the research design and assessing the project and data management plan. 3W real estate (Partner 2) is responsible for liaising with companies that will assist me with the project. They will help me to reach the participants for the focus groups. Stichting Knarrenhof® (Partner 3) will help me distribute the questionnaire among the target group. Furthermore, data processed solely for my thesis will be shared with Stichting Knarrenhof and 3W real estate.

1. Data/code description and collection or re-use

3. Provide a general description of the types of data/code you will be working with, including any re-used data/code.

Type of data/code	File format(s)	How will data/code be collected/generated? <i>For re-used data/code: what are the sources and terms of use?</i>	Purpose of processing	Storage location	Who will have access to the data/code?
Personally Identifiable Information (PII); email address, phone number, informed consent forms, names for administrative purposes	.pdf, .xlsx	Contact information for participants taking part in the focus groups, received from participant sign-ups, professional network, etc. Informed consent forms are signed digitally and contain the participants' names and email addresses.	For administrative purposes, obtaining informed consent and communicating with participants.	TU Delft OneDrive	Maartje Kemps (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)
Personally Identifiable Research Data (PIRD); age group, housing type, personal and professional opinions.	.pdf, .xlsx	Information for the selection of participants taking part in the questionnaire and focus groups, received from participant sign-ups and professional network.	For the selection of participants for the questionnaire and focus groups regarding the topic.	TU Delft OneDrive	Maartje Kemps (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)

Anonymised questionnaire data (stated preferences of vital seniors)	.csv	<p>Questionnaire data collected online from vital seniors interested in moving to a senior housing project. The survey is designed to be anonymous. Qualtrics is used as the survey platform, and the option was selected that no IP addresses are collected and anonymous links are used.</p> <p>Vital seniors (elderly) are a vulnerable data subject group. So the processing of their personal data must be consulted with the Privacy Team.</p>	Quantitative analysis of stated preferences regarding smaller private living spaces, shared spaces, and neighbourhood characteristics, complemented by a qualitative analysis of open-ended responses to provide contextual insights.	TU Delft OneDrive	Maartje Kempes (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)
Anonymised focus group data (revealed preferences of vital seniors)	.csv	Generated by anonymising focus group discussions (in-person) and responses from vital seniors who have moved to a recently developed senior housing project. Direct identifiers are removed before analysis.	Qualitative analysis of revealed preferences and experienced housing choices of vital seniors.	TU Delft OneDrive	Maartje Kempes (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)
Anonymised focus group data (experts in social housing development)	.csv	Generated by anonymising focus group discussions and responses from experts in the development of social housing. Direct identifiers are removed before analysis.	Qualitative analysis of opinions and perspectives of experts with experience in the development of social housing.	TU Delft OneDrive	Maartje Kempes (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)
Audio recording of of focus group with vital seniors	.mp3	The focus groups are conducted during visits to their housing complex. Audio recordings are made on an external device before being moved to the Project Data Storage (U:) from TU Delft. Recordings are deleted from the device after transcription. It is ensured that the data will not be backed up on the cloud storage, and if so, everything will be deleted.	Capturing opinions on their current housing situation and their reasoning behind the choices made regarding moving to their current home.	External recording device (temporary storage) + TU Delft OneDrive (primary storage)	Maartje Kempes (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)
Audio recording of of focus group with experts	.mp3	The focus groups are conducted during visits to an office of one of the experts. Audio recordings are made on an external device (smartphone) before being moved to the Project Data	Capturing opinions on how suggestions derived from the questionnaire and focus group can be implemented in practice, and how	External recording device (temporary storage) + TU Delft OneDrive	Maartje Kempes (Master's student) + Marja Elsinga (supervisor 1) + Harry

		Storage from TU Delft. Recordings are deleted from the device after transcription. It is ensured that the data will not be backed up on the cloud storage, and if so, everything will be deleted.	these suggestions may need to be adjusted to ensure feasibility within the social rental sector.	(primary storage)	Boumeester (supervisor 2)
Anonymous transcription of focus group with seniors	.txt	Transcriptions are created manually from the audio recording. Identifiable information is removed during the transcription to ensure anonymity.	Privacy-preserving qualitative data on seniors' perspectives regarding their current housing situation.	TU Delft OneDrive	Maartje Kemps (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)
Anonymous transcription of expert focus group	.txt	Transcriptions are created manually from the audio recording. Identifiable information is removed during the transcription to ensure anonymity.	Privacy-preserving data on opinions on the design or development of smaller housing in the social rental sector from experts, such as developers and housing associations	TU Delft OneDrive	Maartje Kemps (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)
Anonymous coded qualitative data from open-ended questions in the questionnaire among vital seniors (stated preferences)	.csv	Data obtained from coding answers to open-ended questions using Atlas.ti software. TU Delft has a license for employees and students.	Thematic analysis of privacy-preserving data about the reasoning behind the stated preferences of vital seniors.	TU Delft OneDrive	Maartje Kemps (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)
Anonymous coded qualitative data from the focus group with vital seniors (revealed preferences)	.csv	Data obtained from coding anonymised transcriptions using Atlas.ti software. TU Delft has a license for employees and students.	Thematic analysis of privacy-preserving data about the revealed preferences of vital seniors regarding their current housing situation.	TU Delft OneDrive	Maartje Kemps (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)

Anonymous coded qualitative data from the focus group with experts.	.csv	Data obtained from coding anonymised transcriptions using Atlas.ti software. TU Delft has a license for employees and students.	Thematic analysis of privacy-preserving data on opinions for the design and development of smaller housing in the social rental sector, from experts, such as developers, investors, and housing associations	TU Delft OneDrive	Maartje Kemps (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2)
Report/thesis	.pdf	Serves as a record of the process as well as documentation. Only anonymised information will be included in this report.	Long-term documentation	TU Delft OneDrive	Maartje Kemps (Master's student) + Marja Elsinga (supervisor 1) + Harry Boumeester (supervisor 2) + 3W real estate (Internship company) + Stichting Knarrenhof

II. Storage and backup during the research process

4. How much data/code storage will you require during the project lifetime?

- 250 GB – 5 TB

5. Where will the data/code be stored and backed-up during the project lifetime? (Select all that apply.)

- Project Data Storage (U:) drive at TU Delft
- Another storage system – please explain below, including provided security measures
- TU Delft OneDrive

Project Data Storage (U:): Primary research data storage. As data from a vulnerable group (the elderly) is processed, it will be stored on this drive, accessible only to project members added to it. Only my supervisors and I will have access to this data storage. Questionnaire and focus group data will be stored in separate folders, and within each folder there are separate folders for audio recordings and anonymous transcriptions. Informed consent forms and contact information are stored separately from research data to minimise the risk of re-identification.

OneDrive: Only TU Delft team members (researcher and supervisors) have access. OneDrive is used to share the report/thesis with the internship company and Stichting Knarrenhof® at the end of the research through the TU Delft email.

External recording device (digital recording device; smartphone): Used as a temporary storage location for recorded interviews. Interview recordings will be deleted from the device as soon as they are moved to OneDrive. Automatic cloud backup will be disabled.

Qualtrics survey platform: Qualtrics, with a TU Delft license, is used to collect data from the questionnaire. This data is accessible to me as a student only through a TU Delft login and two-factor authentication.

III. Data/code documentation

6. What documentation will accompany data/code? (Select all that apply.)

- Data – Codebook describing the contents, structure, layout, and variable definitions of the data
- Data – README file or other documentation explaining how data are organised
- Data – Data dictionary explaining the variables used
- Metadata – I will adhere to the metadata standards used by the data repository where the data will be shared (see section V)
- Data – Methodology of data collection

This research will generate original quantitative and qualitative data. Quantitative data consist of survey data collected through a questionnaire among vital seniors, resulting in tabular datasets that contain responses on stated housing preferences, complemented by limited open-ended responses. Qualitative data consist of audio-recorded data from a focus group with vital seniors about revealed preferences and a focus group with opinions and experiences of experts in social housing development. These will be transcribed and analysed to produce anonymised textual and coded qualitative data. In addition, supporting research materials will be created, including the questionnaire, the topic guide for the focus groups, and informed consent forms.

The data collection is based on established survey and qualitative research methods commonly used in housing and planning research. The questionnaire and focus groups are designed using methodological approaches from existing academic literature, ensuring that data are collected in a structured and comparable way. New data are collected only where existing literature does not provide sufficient empirical insight into the housing preferences of vital seniors in relation to smaller dwellings.

Supporting material, consisting of anonymised coded responses from the questionnaire and the focus groups, will be deposited in a public online data repository together with a comprehensive documentation file (README). This README will describe the contents of all shared files and include methodological information, data-specific details, and instructions on data access and reuse. It will also indicate where to find any publications resulting from this research.

The shared datasets will be accompanied by a data dictionary describing variable names, measurement units, allowed values, and definitions used in the questionnaire dataset. The OSF guide for creating data dictionaries will be used to structure this documentation

(<https://help.osf.io/article/217-how-to-make-a-data-dictionary>).

For the qualitative focus group data, a codebook will be provided containing detailed descriptions of codes, fields, and labels applied during the analysis. The ATLAS.ti guidelines for qualitative codebooks will be used as a reference for the structure and content of this codebook

(<https://atlasti.com/research-hub/codebook-qualitative-research>).

The documentation accompanying the shared data will also include an empty template of the informed consent form used in this research, the full set of questionnaire questions, and the focus group topic guides, for transparency and reproducibility.

Data of long-term value include the anonymised questionnaire dataset, the anonymised coded focus group data, and all accompanying documentation (README, data dictionary, and codebook). These materials are expected to be useful for future research on seniors' housing preferences, decision-making in housing development, and the implementation of smaller housing units in the social rental sector. Personally identifiable information and raw audio recordings will not be shared and will be deleted after anonymisation for the report.

This research does not involve the purchase or reuse of proprietary datasets. All data generated within the study are original and will be shared in anonymised form. Copyright and intellectual property rights are respected, and no third-party data subject to reuse restrictions will be redistributed. Where applicable, the shared datasets will be made available under conditions that minimise restrictions on reuse, in line with ethical, legal, and institutional requirements.

IV. Legal and ethical requirements, code of conducts

7. Does your research involve human subjects or third-party datasets collected from human participants?

If you are working with a human subject(s), you will need to obtain the HREC approval for your research project.

- Yes – please provide details in the additional information box below

I have applied for ethical approval from the Human Research Ethics Committee on 19/03/2026 and I am waiting for approval.

8. Will you work with personal data? (This is information about an identified or identifiable natural person, either for research or project administration purposes.)

- Yes

This research involves the processing of personal data. Although all research data that will be analysed and shared are anonymised, the collection and administration of the focus group with vital seniors and experts requires the temporary processing of personally identifiable information (PII). This includes participants' names, email addresses, and informed consent forms, which are necessary for participant recruitment, selection, communication, and the organisation of data collection.

In line with ethical research practices, informed consent will be obtained from all participants before participation of the questionnaire and focus groups. The consent form explicitly informs participants about the purpose of the research, the types of data collected, how the data will be processed, stored, anonymised, and shared, and the intended long-term preservation of anonymised research data. Participants are asked for consent not only to participate in the study, but also for the preservation and sharing of anonymised data for future research purposes.

The identity of participants will be protected through anonymisation procedures. For the focus groups, identifying details will be omitted or generalised during transcription to prevent traceability to participants. Personally identifiable information (for administrative purposes) will be stored separately from research data and will not be included in any publicly shared materials.

Ethical considerations also inform how data are stored, accessed, and retained. All personal data and research data will be stored securely on TU Delft OneDrive, which complies with institutional data security standards. Access to personal data is restricted to the researcher and the academic supervisors and is limited to the period necessary for administrative purposes. Personally identifiable information will not be retained beyond the completion of the research, as it is anonymised and therefore not in my possession. However, anonymised research data of long-term value will be preserved and made available to an open-access repository of TU Delft.

9. Will you work with any other types of confidential or classified data or code as listed below? (Select all that apply and provide additional details below.)

If you are not sure which option to select, ask your [Faculty Data Steward](#) for advice.

- No, I will not work with any other types of confidential or classified data/code

This research does not involve the use of any other confidential or classified data or code beyond the personal data already described. No state secrets, commercially sensitive information, security-sensitive data, or classified datasets are processed as part of this study. The research focuses only on anonymised survey and focus group data related to housing preferences and professional perspectives.

10. How will ownership of the data and intellectual property rights to the data be managed?

For projects involving commercially-sensitive research or research involving third parties, seek advice of your [Faculty Contract Manager](#) when answering this question.

The intellectual property rights are framed by a graduation agreement between Delft University of Technology, myself, and 3W real estate.

The anonymised questionnaire and focus group data underlying the graduation report will be included in the thesis appendix, which will be uploaded to the TU Delft Repository. In addition, the anonymised datasets, together with accompanying documentation, will be deposited in a public research data repository (4TU.ResearchData) with open access. Only anonymised research data will be shared; personally identifiable information (for administrative purposes) and any confidential information related to the internship company or participants of the focus groups will be excluded from the shared materials.

The sharing of anonymised data is conducted in accordance with the terms of the graduation agreement and TU Delft regulations. Open access publication of datasets is intended for transparency, reproducibility, and future academic research, while ensuring that intellectual property rights and privacy considerations are respected.

11. Which personal data or data from human participants do you work with? (Select all that apply.)

- Free text fields (for instance, in questionnaires) in which participants could unintentionally share personal data
- Names as contact details for administrative purposes
- Other types of personal data or other data from human participants – please provide details below
- Proof of consent (such as signed consent materials which contain name and signature)
- Audio recordings
- Job title and/or employer
- Telephone number, email addresses and/or other addresses as contact details for administrative purposes
- Date of birth and/or age

Personally Identifiable Information (PII): Participants' email addresses, phone numbers and names are possibly processed exclusively for administrative purposes for the focus groups, including obtaining informed consent, organising the focus groups, and communicating practical information to participants. Personally identifiable information is stored separately from research data and is not included in any analysis or shared datasets. For the questionnaire, no PII is collected.

Personally Identifiable Research Data (PIRD): Personally identifiable research data are collected from participants in the questionnaire and focus groups. These data include:

- Audio recordings of the focus group with vital seniors and experts
- Professional opinion on the development of smaller housing in the social rent sector
- Personal opinion on housing preferences, including stated and revealed preferences
- Perception of participants on smaller housing
- Occupational background: e.g. developer, project manager, housing association, private company, investor
- Age group: 55+
- Household type: one-person, couple
- Current housing type

These data are collected for the purpose of analysing housing preferences of vital seniors and expert perspectives on the feasibility of smaller housing in the social rental sector.

All participant data are anonymised during transcription and data processing. Direct identifiers are removed, and indirect identifiers are generalised where necessary to prevent traceability to individual participants. Only anonymised datasets are used for analysis and shared for academic purposes.

12. Please list the categories of data subjects and their geographical location.

Questionnaire participants are vital seniors who are interested in living in a new senior housing project. Participants of the focus group include vital seniors who have moved to a smaller dwelling in a recently developed senior housing project. In this research, *vital seniors* are defined as older adults who live independently, manage their daily activities without formal care, and do not require professional healthcare support. Participation is not based on health status, and no data relating to physical or mental health, medical conditions, disabilities, or care needs are collected or analysed as part of this study.

The research focuses exclusively on housing preferences, experiences, and perceptions related to private living space, shared spaces, and neighbourhood characteristics. Any reference to being a “vital senior” serves solely as a practical inclusion criterion indicating independent living and does not involve health-related assessment or classification.

Participants of the second focus group are experts in housing development, with professional experience in the social rental sector and/or senior housing. The focus group addresses professional perspectives on housing development and implementation.

All participants are located within the European Union, specifically in the Netherlands (NL).

13. Will you be receiving personal data from or transferring personal data to third parties (groups of individuals or organisations)?

- Yes – please provide details about the data and third party(ies) below

Personal data (limited to contact details such as email addresses and, where applicable, phone numbers) may be received from third-party organisations involved in participant recruitment, such as housing organisations or professional networks, solely to invite potential participants to take part in the focus groups. These data are used exclusively for administrative and communication purposes and only where participants have agreed to be contacted.

Personal data will not be transferred, shared, or disclosed to third parties at any stage of the research. Personally identifiable information remains under the control of the researcher and TU Delft and is stored securely in accordance with institutional and GDPR requirements. Only anonymised research data are used for analysis and may be shared publicly in MSc thesis documentation.

14. Which countries will you be receiving personal data from or transferring personal data to? (Select all that apply.)

- Netherlands

All personal data processed in this study are collected from participants located in the Netherlands. No personal data will be transferred to or processed in countries outside the Netherlands or the European Union. Data processing therefore falls entirely under the General Data Protection Regulation (GDPR).

15. What advice did the Privacy team give regarding data transfer? Record below their advice, the data transfer mechanism used, and any agreed security measures.

16. What are the legal grounds for personal data processing?

- Informed consent

The HREC informed consent guide and templates will be used to develop the Participant Information Sheet (template 1) and the Explicit Informed Consent Form (template 2) for the questionnaire and focus groups. These documents will clearly explain the purpose of the research, the nature of participation, the types of data collected, and how personal data will be processed, stored, anonymised, and shared. Participants will be informed of their rights, including the right to ask questions and to withdraw their consent at any time before their data is anonymised.

17. Please describe the informed consent procedure you will follow below.

The researcher will inform the potential participants about the goals and procedures of the research project. The researcher will also inform them about the personal data that is being collected and for what purpose. This information will be provided to the potential participants of the focus group as follows: A digital copy of the information will be emailed to participants before the focus group, and all participants will be asked for their consent to take part in the study and for data processing by signing a digital informed consent form before the start of the focus group. For the questionnaire, as it is designed to be anonymous, only an opening statement is provided. It is made clear before starting the questionnaire that by clicking further into the questionnaire, they agree to the procedures and terms explained in this opening statement regarding the use of the results of this survey.

When audio recording the focus group, participants are asked verbally for consent to record the interview, in which they affirm their consent to be recorded. It is made clear to them that the recording will be deleted after anonymisation in transcribing.

18. Where will you store the physical/digital signed consent forms or other types of proof of consent (such as recording of verbal consent)?

Digital informed consent forms and contact information are stored in the TU Delft Project Drive (U:) and encrypted separately from research data to minimise the risk of re-identification.

19. Does the processing of the personal data result in a high risk to the data subjects? (Select all that apply.)

If the processing of the personal data results in a high risk to the data subjects, it is required to perform a [Data Protection Impact Assessment \(DPIA\)](#). In order to determine if there is a high risk for the data subjects, please check if any of the options below that are applicable to the processing of the personal data in your research project.

- Data concerning vulnerable data subjects

Although older adults are formally considered a potentially vulnerable group, the actual risk to participants in this study is low. The research focuses on non-sensitive topics related to housing preferences and living environments and does not involve health, care, or specific financial data. Participation is voluntary and based on self-selection, with no deception or manipulation involved.

There is no power imbalance between the researcher and the participants in this study. The questionnaire is administered digitally, allowing participants to complete it independently at their own pace, at a location of their own choice and without direct interaction with the researcher. Participants may skip any question or withdraw at any time without consequences, and there are no incentives or dependencies that could influence participation. Participation is limited to a one-time activity, minimising participant burden.

The first focus group is conducted with vital seniors and, therefore, requires careful attention to potential power dynamics. The researcher acts as a moderator rather than an expert, and guides the conversation without steering it towards specific outcomes. The discussion focuses on participants' own experiences of their current housing situation, and it is made clear that there are no right or wrong answers. Participation is entirely voluntary; participants can decide how much they wish to share, and they may withdraw at any time without consequences. No incentives or dependencies are involved, and the focus group is a one-time activity on a location in the same complex as their home, which helps to limit participant burden and reduce any pressure to participate.

The second focus group is conducted with experts in housing development and does not involve vulnerable groups. These participants take part in the research in a professional capacity and are not in a dependent or subordinate relationship with the researcher.

Personally identifiable information is stored separately in the TU Delft Project Drive (U:) from anonymised research data, and access is restricted to the researcher and supervisors. These conditions further reduce any potential risks associated with the processing of personal data in this research.

20. Did the Privacy Team advise you to perform a DPIA?

Please elaborate on the advice the Privacy Team gave.

- Privacy Team has not yet been contacted / Privacy Team has been contacted, awaiting response

23. What will happen with the personal data used in the research after the end of the research project?

- Anonymised or aggregated data will be shared with others

Anonymised data suitable for sharing consist of an anonymised questionnaire dataset and anonymised coded qualitative data derived from both focus groups. These anonymised datasets will be made available with open access in a research data repository and will also be reflected in a non-identifiable, summarised form in the MSc thesis.

Audio recordings of both focus groups will be stored securely for verification and analysis purposes right after the session, but will not be shared openly and deleted after anonymised transcription of the recordings has been done. Personally identifiable information is removed during transcription and data processing, and direct identifiers are stored separately from research data.

This research does not involve the use of third-party datasets subject to access restrictions. All shared data are original data generated within this project.

24. For how long will personal research data (including pseudonymised data) be stored?

- Personal data will be deleted at the end of the research project

Audio recordings of both focus groups are destroyed after anonymised transcriptions are completed. As the research data is anonymised, other personal data (contact information etc.) will be destroyed at the end of the project. Signed informed consent forms are archived for validation.

25. How will your study participants be asked for their consent for data sharing?

- In the informed consent form: participants are informed that their personal data will be anonymised and that the anonymised dataset is shared publicly

All participants will be asked to consent for their data to be shared anonymously with open access in an online data repository, as well as in the body of the MSc thesis, which is made publicly accessible in the TU Delft Repository and will be shared with the internship company and Stichting Knarrenhof. Participants who do not consent to data sharing will not be included in the research project.

V. Data sharing and long term preservation

27. Apart from personal data mentioned in question 23, will any other data be publicly shared?

- I do not work with any data other than personal data

29. How will you share research data/code, including those mentioned in question 23?

- I am a Bachelor's/Master's student at TU Delft and I will share the data/code in the body and/or appendices of my thesis/report in the TU Delft Repository
- All anonymised or aggregated data, and/or all other non-personal data/code will be uploaded to 4TU.ResearchData with public access

The anonymised dataset will be shared with an open access licence in the 4TU.ResearchData repository, and the data will also be included in the body and appendix of the MSc thesis, made available in the TU Delft Repository.

30. How much of your data/code will be shared in a research data repository?

- 100 GB - 1 TB

31. When will the data/code be shared?

- As soon as corresponding results (papers, theses, reports) are published

32. Under what licence(s) will the data/code be released?

- CC BY
- Other – please explain below

The thesis is made publicly available in the TU Delft Repository under copyright, and the data are made available in 4TU.ResearchData with a CC-BY data licence.

VI. Data management responsibilities and resources

33. If you leave TU Delft (or are unavailable), who is going to be responsible for the data/code resulting from this project?

Thesis supervisor, Marja Elsinga, professor of Housing Institutions & Governance within the Department of *Management in the Built Environment*: M.G.Elsinga@tudelft.nl

34. What resources (for example financial and time) will be dedicated to data management and ensuring that data will be FAIR (Findable, Accessible, Interoperable, Re-usable)?

4TU.ResearchData is able to archive 1TB of data/code per researcher per year free of charge for all TU Delft researchers. We do not expect to exceed this, and therefore, there are no additional costs of long-term preservation.

35. Which faculty do you belong to?

- Faculty of Architecture and the Built Environment (ABE)

B. Informed consent forms

Note: This questionnaire and the focus groups were distributed among Dutch-speaking respondents. The opening statement and informed consent forms were therefore set up in Dutch.

Opening Statement Questionnaire

Fijn dat u de tijd neemt om deze vragenlijst te bekijken en/of in te vullen. Mijn naam is Maartje Kemps en ik ben momenteel bezig met het afronden van de master Management in the Built Environment aan de TU Delft. Ik ga voor mijn afstudeerproject onderzoek doen naar de woonwensen van senioren, in samenwerking met 3W real estate en Stichting Knarrenhof®.

Het doel van het onderzoek is om te achterhalen welke woonwensen senioren hebben om beter te begrijpen wat de kwaliteit van wonen voor deze doelgroep betekent en hoe dit in toekomstige projecten meegenomen kan worden.

U wordt uitgenodigd om deel te nemen aan dit onderzoek, omdat u interesse toont in een woning binnen het toekomstige Knarrenhofproject in Delft. Uw ervaringen en mening zijn daarom erg waardevol. De vragenlijst gaat over uw huidige woonsituatie en welke wensen u heeft voor uw toekomstige woning.

Deze lijst bestaat uit 37 vragen en het invullen zal ongeveer 30-35 minuten in beslag nemen.

Het invullen van deze vragenlijst geeft geen rechten of voorrang op een woning binnen een (toekomstig) Knarrenhof-project.

Voor meer informatie over het onderzoek en de wijze waarop met uw gegevens wordt omgaan, verwijs ik u graag naar de volgende pagina*:
https://tudelft.fra1.qualtrics.com/jfe/form/SV_etfe20KSpq6LDW6

Door verder te gaan met de vragenlijst en deze in te vullen, geeft u aan dat u instemt met deelname aan dit onderzoek.

Alvast hartelijk dank voor uw tijd en het delen van uw inzichten! Met uw deelname levert u een waardevolle bijdrage aan dit onderzoek en kunnen we hopelijk een positieve impact maken op de toekomstige ontwikkeling van seniorenhuisvesting.

**Content of this link:*

De resultaten die volgen uit deze vragenlijst worden gebruikt voor het afstudeerproject en verwerkt in het afstudeerrapport. Deze resultaten worden geanalyseerd en samengevat door de student om beter te begrijpen wat senioren belangrijk vinden voor hun woning. Het afstudeerrapport wordt na afronding gepubliceerd in het online archief van TU Delft.

De directe resultaten van de vragenlijst worden uitsluitend gebruikt voor dit onderzoek en niet gedeeld met andere organisaties of partijen, ook niet met Stichting Knarrenhof of 3W real estate. Zij zullen alleen inzage hebben in de resultaten die verwerkt zijn in het uiteindelijke afstudeerrapport.

Zoals bij elke online activiteit is er een risico op een databreuk aanwezig. Wij doen ons best om uw antwoorden vertrouwelijk te houden. We minimaliseren de risico's door de vragenlijst volledig anoniem af te nemen. Er worden geen namen, email-adressen of andere persoonsgegevens verzameld die herleidbaar zijn tot u als persoon. De antwoorden worden alleen door de student en haar begeleiders ingezien en veilig opgeslagen. In het afstudeerrapport worden de resultaten samengevat en op groepsniveau beschreven, waardoor individuele antwoorden niet herkenbaar zijn. Op deze manier wordt de vertrouwelijkheid van uw gegevens zo goed mogelijk gewaarborgd.

Uw deelname aan dit onderzoek is vrijwillig en u kunt zich op elk moment terugtrekken zonder reden op te geven. Aangezien deze vragenlijst volledig anoniem wordt afgenomen, zal het niet mogelijk zijn na het indienen van de vragenlijst uw antwoorden te verwijderen of aan te passen, omdat de antwoorden niet te herleiden zijn tot u als individuele deelnemer.

Het invullen van deze vragenlijst geeft geen rechten of voorrang op een woning binnen een (toekomstig) Knarrenhof-project.

Heeft u vragen over dit onderzoek of over de vragenlijst, dan kunt u contact opnemen met de uitvoerende onderzoeker:

Maartje Kemps, Masterstudent Management in the Built Environment, TU Delft.

Of met de verantwoordelijke onderzoeker (begeleider):

Marja Elsinga, Hoogleraar Volkshuisvesting, TU Delft.

Door verder te gaan met de vragenlijst en deze in te vullen, geeft u aan dat u bovenstaande informatie heeft gelezen en begrepen en dat u instemt met deelname aan dit onderzoek.

Informed consent form focus groups

Uitnodiging voor een groepsgesprek

Mijn naam is Maartje Kemps, masterstudent aan de TU Delft. Graag nodig ik u uit voor een groepsgesprek in het kader van mijn afstudeeronderzoek. In dit onderzoek kijk ik naar de woonvoorkeuren en woonervaringen van vitale senioren in compacte sociale huurwoningen. De resultaten worden gebruikt voor mijn scriptie en kunnen helpen bij het verbeteren van toekomstig beleid en woningontwikkeling voor senioren. Uw ervaringen zijn daarvoor heel waardevol.

Het gesprek duurt ongeveer 90 minuten. We praten over uw woning, de gedeelde ruimtes en de keuzes die u heeft gemaakt. Er zijn geen goede of foute antwoorden; het gaat om uw persoonlijke ervaringen.

Gegevens en privacy

Ons gesprek wordt met een audio-opname vastgelegd zodat ik het later zorgvuldig kan uitwerken. De opname wordt verwijderd zodra er een anonieme transcriptie is gemaakt. Uw

naam en contactgegevens worden alleen gebruikt voor het organiseren van het gesprek en veilig apart opgeslagen.

Voor de analyse worden alle resultaten geanonimiseerd. Alleen volledig anonieme gegevens worden verwerkt in het scriptierapport en gedeeld via het archief van TU Delft (open access). Persoonlijke gegevens worden absoluut niet openbaar gemaakt en uw identiteit zal niet herleidbaar zijn.

Hoewel de kans klein is, bestaat er bij digitale opslag altijd een risico op een databreuk. Uiteraard nemen we passende maatregelen om uw gegevens goed te beveiligen. De gegevens worden opgeslagen in de beveiligde omgeving van TU Delft, waarbij alleen de student en haar begeleiders toegang tot hebben. Contactgegevens en data van het onderzoek worden gescheiden opgeslagen. Ethische richtlijnen en de privacyregels van de TU Delft worden opgevolgd.

Vrijwillige deelname

Meedoen is volledig vrijwillig. U kunt vragen niet beantwoorden, niet deelnemen aan de discussie en op elk moment wegllopen zonder reden of uitleg. Tot het moment van anonimiseren kunnen wij uw gegevens op verzoek verwijderen. Daarna zijn ze niet meer naar u te herleiden en dus niet meer mogelijk om te verwijderen.

Heeft u vragen? Neem dan gerust contact op met:

Maartje Kemps

Masterstudent Management in the Built Environment, TU Delft

Of met de verantwoordelijke begeleider:

Prof. dr. Marja Elsinga

Hoogleraar Volkshuisvesting, TU Delft

KRUIS DE JUISTE VAKJES AAN	Ja	Nee
A: ALGEMENE OVEREENKOMST – ONDERZOEKSDOELSTELLINGEN, TAKEN VAN DE DEELNEMERS EN VRIJWILIGE DEELNAME		
1. Ik heb de informatie over het onderzoek gelezen en begrepen, of deze is aan mij voorgelezen. Ik heb de mogelijkheid gehad om vragen te stellen over het onderzoek en mijn vragen zijn naar tevredenheid beantwoord.	<input type="checkbox"/>	<input type="checkbox"/>
2. Ik doe vrijwillig mee aan dit onderzoek, en ik begrijp dat ik kan weigeren vragen te beantwoorden en mij op elk moment kan terugtrekken uit de studie, zonder een reden op te hoeven geven.	<input type="checkbox"/>	<input type="checkbox"/>
3. Ik begrijp dat de informatie wordt verzameld tijdens een audio-opgenomen groeps gesprek. De opname wordt gebruikt om het gesprek nauwkeurig uit te werken in tekstvorm (transcriptie). De audio-opname wordt na transcriptie verwijderd en er worden geen video-opnames gemaakt.	<input type="checkbox"/>	<input type="checkbox"/>
4. Ik begrijp dat er geen financiële vergoeding wordt verstrekt voor deelname aan dit onderzoek. Eventuele gemaakte reiskosten worden niet vergoed. Deelname vindt plaats op vrijwillige basis zonder materiële compensatie.	<input type="checkbox"/>	<input type="checkbox"/>
5. Ik begrijp dat de studie ongeveer 90 minuten zal duren. De exacte datum en het tijdstip worden in overleg met de deelnemers vastgesteld.	<input type="checkbox"/>	<input type="checkbox"/>
B: POTENTIËLE RISICO'S EN DEELNAME (INCLUSIEF DATA PROTECTIE)		
6. Ik begrijp dat deelname kan leiden tot licht ongemak of terughoudendheid bij het bespreken van persoonlijke of professionele ervaringen in een groepssetting. Deze risico's worden beperkt doordat deelname volledig vrijwillig is en ik ervoor kan kiezen een vraag niet te beantwoorden of niet deel te nemen aan de discussie als ik dat liever niet wil. Ik mag op ieder moment weglopen en niet meer deel uitmaken van het interview.	<input type="checkbox"/>	<input type="checkbox"/>
7. Ik begrijp dat mijn deelname betekent dat persoonlijke identificeerbare informatie en data voor het onderzoek worden verzameld, met het risico dat ik hieruit geïdentificeerd kan worden. Bij deze identificatie bestaat het risico dat mijn publieke of persoonlijke reputatie geschaad wordt. Dit risico wordt	<input type="checkbox"/>	<input type="checkbox"/>

KRUIS DE JUISTE VAKJES AAN	Ja	Nee
geminimaliseerd door de resultaten en gegevens te anonimiseren en niet te herleiden zijn tot u als persoon.		
8. Ik begrijp dat binnen de Algemene Verordening Gegevensbescherming (AVG) een deel van deze persoonlijk identificeerbare onderzoeksdata als gevoelig wordt beschouwd, indien ik in open vragen informatie verstrek over bijvoorbeeld mijn gezondheid, religieuze overtuigingen of politieke opvattingen (artikel 9 AVG).	<input type="checkbox"/>	<input type="checkbox"/>
9. Ik begrijp dat de volgende stappen worden ondernomen om het risico van een databreuk te minimaliseren, en dat mijn identiteit op de volgende manieren wordt beschermd in het geval van een databreuk: <ul style="list-style-type: none"> • De data die volgt uit het groepsinterview zal anoniem verwerkt en getranscribeerd worden en de audio-opname zal verwijderd worden. Hierdoor zullen persoonlijke gegevens of informatie niet opgeslagen worden. • De data wordt gescheiden opgeslagen van contactgegevens. • De data wordt opgeslagen in een beveiligde omgeving van TU Delft die alleen toegankelijk is voor de student en haar twee begeleiders. 	<input type="checkbox"/>	<input type="checkbox"/>
10. Ik begrijp dat de persoonlijke informatie die over mij verzameld wordt en mij kan identificeren, zoals naam, functie binnen de organisatie, leeftijd of e-mailadres, niet gedeeld worden buiten het studieteam (Student en begeleiders).	<input type="checkbox"/>	<input type="checkbox"/>
11. Ik begrijp dat de persoonlijke data die over mij verzameld wordt, vernietigd wordt na 16 juni. Na einde van dit onderzoek en afstudeerperiode.	<input type="checkbox"/>	<input type="checkbox"/>
C: ONDERZOEKSPUBLICATIE, VERSPREIDING EN TOEPASSING		
12. Ik begrijp dat na afloop van het onderzoek de geanonimiseerde informatie uitsluitend zal worden gebruikt voor academische doeleinden, waaronder het schrijven en publiceren van een masterscriptie en eventuele wetenschappelijke presentaties of publicaties die daaruit voortvloeien. Ik begrijp dat alle gegevens voorafgaand aan publicatie volledig worden geanonimiseerd. Er zullen geen herkenbare citaten, afbeeldingen, audiovisuele opnames of andere persoonlijk identificeerbare gegevens (PIRD) worden gepubliceerd. De resultaten kunnen worden gedeeld in academische context, maar zonder dat mijn identiteit direct of indirect herleidbaar is.	<input type="checkbox"/>	<input type="checkbox"/>

KRUIS DE JUISTE VAKJES AAN	Ja	Nee
D: (LANGETERMIJN) OPSLAG, TOEGANG EN HERGEBRUIK VAN GEGEVENS		
13. Ik geef toestemming om de geanonimiseerde data (geanonimiseerde antwoorden in het interview) op te slaan in een wetenschappelijke databank (TU Delft Repository). Deze gegevens kunnen in de toekomst gebruikt worden voor ander wetenschappelijk onderzoek of voor onderwijs.	<input type="checkbox"/>	<input type="checkbox"/>
14. Ik begrijp dat de toegang tot de TU Delft Repository open is en dat uitsluitend geanonimiseerde transcripties van het groepsgesprek worden opgeslagen. De audio-opnames worden niet opgeslagen in de repository. De gepubliceerde data bevat geen direct of indirect herleidbare persoonsgegevens. Het gebruik van de opgeslagen gegevens is beperkt tot wetenschappelijke en niet-commerciële doeleinden. De geanonimiseerde dataset blijft beschikbaar conform het databeleid van de TU Delft. Indien toekomstige inzichten aantonen dat herleidbaarheid toch mogelijk is, zal de dataset worden aangepast of verwijderd.	<input type="checkbox"/>	<input type="checkbox"/>

Handtekeningen

Naam deelnemer

Datum

Handtekening

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Indien een deelnemer niet zelfstandig rechtsgeldige toestemming kan geven, zal deze toestemmingsverklaring worden ondertekend door diens wettelijk vertegenwoordiger; daarnaast zal, waar mogelijk, ook de instemming van de deelnemer zelf worden gevraagd en vastgelegd.

Ik, **de wettelijke vertegenwoordiger**, verklaar dat de informatie en het instemmingsformulier aan de potentiële deelnemer correct zijn voorgelezen, en dat hij/zij de kans heeft gekregen om vragen te stellen. Ik verklaar dat de potentiële deelnemer zijn/haar instemming vrijwillig heeft gegeven.

Naam deelnemer

Datum

Handtekening

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Ik, **de onderzoeker**, verklaar dat ik de informatie en het instemmingsformulier correct aan de potentiële deelnemer heb voorgelegd en, naar het beste van mijn vermogen, heb verzekerd dat de deelnemer begrijpt waar hij/zij vrijwillig mee instemt.

Naam onderzoeker

Datum

Handtekening

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Heeft u vragen over dit onderzoek of over het interview, dan kunt u contact opnemen met de uitvoerende onderzoeker:

Maartje Kemps, Master student Management in the Built Environment, TU Delft.

Of met de verantwoordelijke begeleider:

Marja Elsinga, Hoogleraar Volkshuisvesting, TU Delft.

C. Questionnaire: main results tables

Note: This questionnaire was distributed among Dutch-speaking respondents and was therefore set up in Dutch. For readability, the questions are translated to British English in this Appendix.

Table 1

What age group do you fall into? Select one answer.		
	Frequency	Percent
55-64 years old	78	22,0%
65-74 years old	219	61,9%
Aged 75 years or older	57	16,1%
Total	354	100%

Table 2

What is your household type? Select one answer.		
	Frequency	Percent
Other	16	4,5%
Living alone	139	39,3%
Living with partner	199	56,2%
Total	354	100%

Table 3

How satisfied are you with your current home? Select one answer.		
	Frequency	Percent
Dissatisfied	28	7,9%
Neutral	38	10,7%
Satisfied	288	81,4%
Total	354	100%

Table 4

To what extent do you experience problems in your current home regarding the following issues?:					
		No or few problems	Neutraal	Experiencing problems	Total
Maintenance	Frequency	277	38	39	354
	%	78,2%	10,7%	11,0%	100%
Costs	Frequency	271	63	20	354
	%	76,6%	17,8%	5,6%	100%
Size of the home	Frequency	292	45	17	354
	%	82,5%	12,7%	4,8%	100%
Accessibility of your home (e.g., presence of an elevator, barrier-free entrance, etc.)	Frequency	297	38	19	354
	%	83,9%	10,7%	5,4%	100%
Living environment/ neighbourhood	Frequency	299	30	25	354
	%	84,5%	8,5%	7,1%	100%
Social contacts	Frequency	291	45	18	354
	%	82,2%	12,7%	5,1%	100%
Parking (bike or car)	Frequency	321	15	18	354
	%	90,7%	4,2%	5,1%	100%

Table 5

What are the main reasons you are interested in a Knarrenhof-type home? Select up to 3 answers.			
	Frequency	Percent	Percent of cases
Affordability of the home	49	5,9%	13,8%
A sense of security through social control	76	9,2%	21,5%
Living with people at the same stage of life	89	10,8%	25,1%
Moving to a smaller, more suitable home	134	16,2%	37,9%
Being prepared for potential future care needs	201	24,3%	56,8%
Living in a socially connected community	260	31,4%	73,4%
Other...	18	2,2%	5,1%
Total responses	827	100%	233,6%
Total	354		

Table 6

What is the minimum square metres (m²) of living space you would like in your home? Select one answer.			
	Frequency	Percent	Valid Percent
10 - 30 m ²	1	0,3%	0,3%
30 - 50 m ²	8	2,3%	2,3%
50 - 70 m ²	71	20,1%	20,4%
70 - 90 m ²	170	48,0%	48,9%
100 m ² or more	76	21,5%	21,8%
I do not know/ I would rather not say	7	2,0%	2,0%
I do not have a preference	15	4,2%	4,3%
Total responses	348	98,3%	100%
Missing	6	1,7%	
Total	354	100%	

Table 7

How many bedrooms would you like your home to have, at the very least? Select one answer.			
	Frequency	Percent	Valid Percent
1	29	8,2%	8,3%
2	253	71,5%	72,7%
3	60	16,9%	17,2%
4 or more	2	0,6%	0,6%
I do not know/I would rather not say	1	0,3%	0,3%
I do not have a preference	3	0,8%	0,9%
Total responses	348	98,3%	100%
Missing	6	1,7%	
Total	354	100%	

Table 8

How many bedrooms does your current home have? Select one answer		
	Frequency	Percent
1	27	7,6%
2	92	26,0%
3	118	33,3%
4 or more	117	33,1%
Total	354	100%

Table 9

Which of the following concerns would you have when considering a compact private home (40–50 m²)? Select up to 3 answers.			
	Frequency	Percent	Percent of cases
I am not worried about compact living	31	3,8%	8,8%
Lack of privacy	44	5,4%	12,4%
That certain facilities are only available on a shared basis	47	5,7%	13,3%
No opportunity to receive visitors	75	9,2%	21,2%
Fewer storage options	131	16,0%	37,0%
Not enough space for hobbies	139	17,0%	39,3%
No or less space for guests to stay overnight	161	19,7%	45,5%
No private outdoor space	165	20,2%	46,6%
I do not know	9	1,1%	2,5%
Other...	16	2,0%	4,5%
Total responses	818	100%	
Total	354		

Table 10

Do you think your rent or mortgage payments will be higher after you move than they are now? Select one answer.			
	Frequency	Percent	Valid Percent
Yes, higher	140	39,5%	40,2%
No, the same	115	32,5%	33,0%
No, lower	46	13,0%	13,2%
I do not know	47	13,3%	13,5%
Total responses	348	98,3%	100%
Missing	6	1,7%	
Total	354	100%	

Table 11

What is the maximum percentage of your net monthly income that you are willing to spend on rent or mortgage costs for your next home? Select one answer.			
	Frequency	Percent	Valid Percent
15 - 20%	41	11,6%	11,8%
20 - 25%	86	24,3%	24,7%
25 - 30%	71	20,1%	20,4%
30 - 35%	49	13,8%	14,1%
40% or more	10	2,8%	2,9%
I do not know/I would rather not say	91	25,7%	26,1%
Total responses	348	98,3%	100%
Missing	6	1,7%	
Total	354	100%	

Table 12

Do you think the following facilities or spaces should be available in your own private home, or can they be shared?							
		A must-have in my private space	May be shared with others	Facility/space is not important to me	Total responses	Missing	Total
Guest room	Frequency	151	137	51	339	15	354
	Valid %	44,5%	40,4%	15,0%	100%		
A room for receiving visitors	Frequency	265	68	9	342	12	354
	Valid %	77,5%	19,9%	2,6%	100%		
Hobby/activity room	Frequency	107	207	21	335	19	354
	Valid %	31,9%	61,8%	6,3%	100%		
Storage space (e.g. for seasonal items or hobby equipment)	Frequency	145	184	9	338	16	354
	Valid %	42,9%	54,4%	2,7%	100%		
Work or quiet room	Frequency	125	133	73	331	23	354
	Valid %	37,8%	40,2%	22,1%	100%		
Garden or terrace	Frequency	162	171	6	339	15	354
	Valid %	47,8%	50,4%	1,8%	100%		
Laundry room	Frequency	185	152	1	338	16	354
	Valid %	54,7%	45,0%	0,3%	100%		
Living room	Frequency	341	2	0	343	11	354
	Valid %	99,4%	0,6%	0%	100%		
Kitchen	Frequency	329	13	1	343	11	354
	Valid %	95,9%	3,8%	0,3%	100%		
Bathroom	Frequency	343	1	0	344	10	354
	Valid %	99,7%	0,3%	0%	100%		

Table 13

How would you prefer to use the shared outdoor space? Select up to 3 answers.			
	Frequency	Percent	Percent of Cases
As an extension of your private home (e.g. for gatherings or having dinner with family).	104	12,3%	30,1%
By being able to spend time or move around there (e.g. walking, exercising, seating areas)	173	20,4%	50,1%
Through the visibility of greenery and the experience of nature from the private dwelling.	235	27,7%	68,1%
Through shared use for socialising with fellow residents (e.g. meals or other activities)	242	28,5%	70,1%
Through tranquillity and shelter	75	8,8%	21,7%
I do not have a preference	15	1,8%	4,3%
I do not know	4	0,5%	1,2%
Total responses	848	100%	245,8%
Total	345		

Table 14

Which of the two options below do you prefer with regard to shared facilities? Select one answer			
	Frequency	Percent	Valid Percent
A compact private home (approx. 40–50 m ²), but with a large communal area featuring a shared kitchen and sitting area, a quiet/work space, and plenty of accommodation and guest rooms.	22	6,2%	6,6%
A more spacious private home (approx. 60–70 m ²), but with a smaller communal area featuring a seating area and an activity/work space, and fewer guest rooms.	312	88,1%	93,4%
Total responses	334	94,4%	100%
Missing	20	5,6%	
Total responses	354	100%	



Table 15

If you had to choose between the following living situations, which would you prefer? Select one answer.			
	Frequency	Percent	Valid Percent
Living in a lively neighbourhood and a lively community (e.g. in a town with plenty of amenities and a community with lots of activities)	64	18,1%	18,8%
Living in a lively neighbourhood, but in a quiet residential community	107	30,2%	31,4%
Living in a quiet neighbourhood, but within a lively community	66	18,6%	19,4%
Living in a quiet neighbourhood and a quiet residential community (e.g. in a residential area with fewer amenities but more green spaces)	67	18,9%	19,6%
I do not have a preference	37	10,5%	10,9%
Total responses	341	96,3%	100%
Missing	13	3,7%	
Total	354	100%	

Table 16

If you had to choose between the following living situations, which would you prefer? Select one answer.			
	Frequency	Percent	Valid Percent
I do not have a preference	40	11,3%	11,7%
A lively neighbourhood with plenty of amenities, but a more compact private home (40–50 m ²)	112	31,6%	32,8%
A quiet neighbourhood with few amenities, but plenty of space in the private home (> 60 m ²)	189	53,4%	55,4%
Total responses	341	96,3%	100%
Missing	13	3,7%	
Total	354	100%	

Table 17

Which of the following services would you like to see in the complex/project? Please select up to 3 answers			
	Frequency	Percent	Percent of Cases
I do not have a preference	39	5,4%	11,4%
Hairdresser	8	1,1%	2,3%
Dentist	8	1,1%	2,3%
Physiotherapist	30	4,1%	8,8%
Library or reading corner	76	10,5%	22,3%
General practitioner	87	12,0%	25,5%
Pick-up point for groceries ordered online	90	12,4%	26,4%
Parcel locker for your parcels and post	103	14,2%	30,2%
Local shop	106	14,6%	31,1%
I do not mind walking a short distance; services like this do not need to be available within the complex	159	21,9%	46,6%
Other...	19	2,6%	5,6%
Total responses	725	100%	212,6%
Total	341		

Table 18

What is your preferred maximum number of homes in the complex or housing development for the purposes of sharing facilities or spaces? Select one answer.			
	Frequency	Percent	Valid Percent
Small; up to 20 homes	53	15,0%	15,5%
Medium-sized; 20–50 homes	151	42,7%	44,0%
Large; more than 50 homes	22	6,2%	6,4%
I do not have a preference	100	28,2%	29,2%
I do not know	17	4,8%	5,0%
Total responses	343	96,9%	100%
Missing	11	3,1%	
Total	354	100%	

Table 19

(Combination) What kind of people would you like to see as your neighbours in the complex/project? Select one or more answers			
	Frequency	Percent	Valid Percent
Seniors	111	31,4%	39,9%
Young people/students	6	1,7%	2,2%
Families with children	4	1,1%	1,4%
Families + Seniors	46	13,0%	16,5%
Young people/students + Families + Seniors	49	13,8%	17,6%
Young people/students + Seniors	32	9,0%	11,5%
Young people/students + Families	5	1,4%	1,8%
Seniors + Others..	11	3,1%	4,0%
Families + Seniors + Others...	6	1,7%	2,2%
Young people/students + Seniors + Others...	5	1,4%	1,8%
Young people/students + Others...	2	0,6%	0,7%
Young people/students + Families + Others...	0	0%	0%
Others...	1	0,3%	0,4%
Total responses	278	78,5%	100%
Missing	76	21,5%	
Total	354	100%	

Table 20

Which of the following options do you prefer for categorising different target groups (e.g. owner-occupiers - tenants, young people - older people, couples - single people, etc.)? Select one answer.			
	Frequency	Percent	Valid Percent
Grouping target groups into larger blocks. For example, the blue block is home to young people, and the red block to older people; or the red block is home to couples and the blue block to single people.	86	24,3%	25,7%
Grouping target groups into clusters. For example, the blue blocks represent owner-occupied homes and the red blocks represent rental properties (social housing/mid-range/high-end); or the red blocks are home to families and the blue blocks to senior citizens.	139	39,3%	41,6%
A diverse mix of residents. For example, the blue blocks are home to young people and the red blocks to older people; or the red blocks are social housing, and the blue blocks are mid-range rental properties.	109	30,8%	32,6%
Total responses	334	94,4%	100%
Missing	20	5,6%	
Total	354	100%	

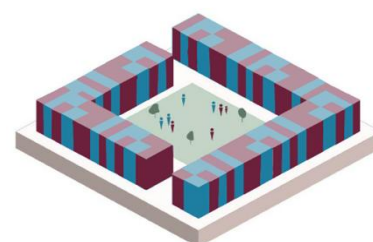
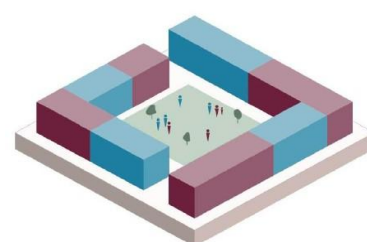


Table 21

How often would you be willing to contribute to the community through the following activities:								
	Never	Once a year or less	A few times a year	A few times a month	Once a week or more often	Total responses	Missing	Total
Managing the communal spaces (e.g. tidying up after group activities, acting as a point of contact for queries, keeping an eye on things, etc.)	8	5	152	132	39	336	18	354
Valid percent (%)	2,4%	1,5%	45,2%	39,3%	11,6%	100,0%		
Maintaining the shared garden or terrace (e.g. gardening or cleaning)	17	13	142	125	40	337	17	354
Valid percent (%)	5,0%	3,9%	42,1%	37,1%	11,9%	100,0%		
Organising social activities (e.g. parties, games afternoons, walks, etc.)	21	44	190	63	16	334	20	354
Valid percent (%)	6,3%	13,2%	56,9%	18,9%	4,8%	100,0%		
Cooking for a group meal	49	43	154	74	16	336	18	354
Valid percent (%)	14,6%	12,8%	45,8%	22,0%	4,8%	100,0%		

D. Questionnaire: cross-analysis tables

Note: This questionnaire was distributed among Dutch-speaking respondents and was therefore set up in Dutch. For readability, the questions are translated to British English in this Appendix.

Table 1

Cross: Age group - Income category (single-person)							
	Social rental sector (max. €51.537 per year)	%	Private sector (€51.538 and higher per year)	%	I do not know/ I would rather not say	%	Total
55-64 years old	18	50,0%	17	47,2%	1	2,8%	36
65-74 years old	48	60,8%	23	29,1%	8	10,1%	79
Aged 75 years or older	15	62,5%	7	29,2%	2	8,3%	24
Total	81	58,3%	47	33,8%	11	7,9%	139
Chi-Square Test							
	Value	df	Asymptotic Significance (2-sided)				
Pearson Chi-Square	6,294 ^a	6	0,391				
N of Valid Cases	139						
a. 3 cells (25,0%) have expected count less than 5. The minimum expected count is 1,90.							

Table 2

Cross: Age group - Income category (multi-person)							
	Social rental sector (max. €56.910 per year)	%	Private sector (€56.911 and higher per year)	%	I do not know/ I would rather not say	%	Total
55-64 years old	11	33,3%	19	57,6%	3	9,1%	33
65-74 years old	49	36,8%	67	50,4%	17	12,8%	133
Aged 75 years or older	16	48,5%	13	39,4%	4	12,1%	33
Total	76	38,2%	99	49,7%	24	12,1%	199
Chi-Square Test							
	Value	df	Asymptotic Significance (2-sided)				
Pearson Chi-Square	5,191 ^a	6	0,520				
N of Valid Cases	199						
a. 5 cells (41,7%) have expected count less than 5. The minimum expected count is 1,16.							

Table 3

Cross: Age group - Current type of home							
	Apartment	%	Single-family home (e.g., detached house, townhouse, semi- detached house, bungalow, etc.)	%	Other...	%	
55-64 years old	23	29,5%	48	61,5%	7	9,0%	78
65-74 years old	53	24,2%	150	68,5%	16	7,3%	219
Aged 75 years or older	19	33,3%	34	59,6%	4	7,0%	57
Total	95	26,8%	232	65,5%	27	7,6%	354
Chi-Square Test							
	Value	df	Asymptotic Significance (2-sided)				
Pearson Chi-Square	2,694 ^a	4	0,610				
N of Valid Cases	354						
a. 1 cells (11,1%) have expected count less than 5. The minimum expected count is 4,35.							

Table 4

Cross: Age group - Current number of bedrooms									
	1	%	2	%	3	%	4 bedrooms or more	%	Total
55-64 years old	8	10,3%	17	21,8%	25	32,1%	28	35,9%	78
65-74 years old	11	5,0%	58	26,5%	74	33,8%	76	34,7%	219
Aged 75 years or older	8	14,0%	17	29,8%	19	33,3%	13	22,8%	57
Total	27	7,6%	92	26,0%	118	33,3%	117	33,1%	354
Chi-Square Tests									
	Value	df	Asymptotic Significance (2-sided)						
Pearson Chi-Square	8,828 ^a	6	0,183						
N of Valid Cases	354								
a. 1 cells (8,3%) have expected count less than 5. The minimum expected count is 4,35.									

Table 5

Cross: Current household type - Current number of bedrooms									
	1	%	2	%	3	%	4 bedrooms or more	%	Total
Living alone	21	15,1%	55	39,6%	45	32,4%	18	12,9%	139
Living with partner	6	3,0%	33	16,6%	67	33,7%	93	46,7%	199
Other	0	0%	4	25,0%	6	37,5%	6	37,5%	16
Total	27	7,6%	92	26,0%	118	33,3%	117	33,1%	354
Chi-Square Tests									
	Value	df	Asymptotic Significance (2-sided)						
Pearson Chi-Square	62,102 ^a	6	0,000						
N of Valid Cases	354								
a. 2 cells (16,7%) have expected count less than 5. The minimum expected count is 1,36.									

Table 6

Cross: Age group - Age-friendly home					
	Yes	%	No	%	Total
55-64 years old	20	25,6%	58	74,4%	78
65-74 years old	61	27,9%	158	72,1%	219
Aged 75 or older	21	36,8%	36	63,2%	57
Total	102	28,8%	252	71,2%	354
Chi-Square Tests					
	Value	df	Asymptotic Significance (2-sided)		
Pearson Chi-Square	2,272 ^a	2	0,321		
N of Valid Cases	354				
a. 0 cells (0,0%) have expected count less than 5. The minimum expected count is 16,42.					

Table 7

Cross: Sector - Age-friendly home					
	Yes	%	No	%	Total
Social rental sector	29	54,7%	24	45,3%	53
Private rental sector	13	76,5%	4	23,5%	17
Owner-occupied	59	20,8%	224	79,2%	283
I do not know / I would rather not say	1	100%	0	0%	1
Total	102	28,8%	252	71,2%	354
Chi-Square Tests					
	Value	df	Asymptotic Significance (2-sided)		
Pearson Chi-Square	47,387 ^a	3	0,000		
N of Valid Cases	354				
a. 3 cells (37,5%) have expected count less than 5. The minimum expected count is ,29.					

Table 8

Cross: Sector - Reported problems with the current home								
		No or few problems	%	Neutral	%	Experiencing problems	%	Total
Accessibility of your home (e.g., presence of an elevator, barrier-free entrance, etc.)	Social rental sector	39	73,6%	8	15,1%	6	11,3%	53
	Private rental sector	16	94,1%	1	5,9%	0	0%	17
	Owner-occupied	242	85,5%	28	9,9%	13	4,6%	283
	I do not know / I would rather not say	0	0%	1	100%	0	0%	1
	Total	297	83,9%	38	10,7%	19	5,4%	354
Size of the home	Social rental sector	47	88,7%	4	7,5%	2	3,8%	53
	Private rental sector	12	70,6%	3	17,6%	2	11,8%	17
	Owner-occupied	232	82,0%	38	13,4%	13	4,6%	283
	I do not know / I would rather not say	1	100%	0	0%	0	0%	1
	Total	292	82,5%	45	12,7%	17	4,8%	354
Maintenance	Social rental sector	37	69,8%	8	15,1%	8	15,1%	53
	Private rental sector	13	76,5%	2	11,8%	2	11,8%	17
	Owner-occupied	227	80,2%	27	9,5%	29	10,2%	283
	I do not know / I would rather not say	0	0%	1	100%	0	0%	1
	Total	277	78,2%	38	10,7%	39	11,0%	354
Costs	Social rental sector	36	67,9%	14	26,4%	3	5,7%	53
	Private rental sector	9	52,9%	4	23,5%	4	23,5%	17
	Owner-occupied	226	79,9%	44	15,5%	13	4,6%	283

	I do not know / I would rather not say	0	0%	1	100%	0	0%	1
	Total	271	76,6%	63	17,8%	20	5,6%	354
Social contacts	Social rental sector	38	71,7%	11	20,8%	4	7,5%	53
	Private rental sector	12	70,6%	5	29,4%	0	0%	17
	Owner-occupied	241	85,2%	28	9,9%	14	4,9%	283
	I do not know / I would rather not say	0	0%	1	100%	0	0%	1
	Total	291	82,2%	45	12,7%	18	5,1%	354
Living environment/neighbourhood	Social rental sector	41	77,4%	6	11,3%	6	11,3%	53
	Private rental sector	13	76,5%	2	11,8%	2	11,8%	17
	Owner-occupied	245	86,6%	21	7,4%	17	6,0%	283
	I do not know / I would rather not say	0	0%	1	100%	0	0%	1
	Total	299	84,5%	30	8,5%	25	7,1%	354
Parking (bike/car)	Social rental sector	41	77,4%	6	11,3%	6	11,3%	53
	Private rental sector	16	94,1%	0	0%	1	5,9%	17
	Owner-occupied	264	93,3%	8	2,8%	11	3,9%	283
	I do not know / I would rather not say	0	0%	1	100%	0	0%	1
	Total	321	90,7%	15	4,2%	18	5,1%	354

Table 9

Cross: Sector - Reason for willingness to move									
	I currently live too big and would like to live smaller	I would like to reduce my housing costs	I would like to have more social contact around me	I would like to live in a neighbourhood that better suits my preferences	I would like to live in a stair-free home	I do not know / I would rather not say	I would like to have lower energy costs / a more sustainable home.	Other...	Total
Social rental sector	5	0	12	12	12	2	3	7	53
%	9,4%	0%	22,6%	22,6%	22,6%	3,8%	5,7%	13,2%	100%
Private rental sector	1	4	6	1	1	0	1	3	17
%	5,9%	23,5%	35,3%	5,9%	5,9%	0%	5,9%	17,6%	100%
Owner-occupied	79	3	49	22	75	6	13	36	283
%	27,9%	1,1%	17,3%	7,8%	26,5%	2,1%	4,6%	12,7%	100%
I do not know / I would rather not say	0	0	1	0	0	0	0	0	1
%	0%	0%	100%	0%	0%	0%	0%	0%	100%
Total	85	7	68	35	88	8	17	46	354
Chi-Square Tests									
	Value	df	Asymptotic Significance (2-sided)						
Pearson Chi-Square	72,893 ^a	21	0,000						
N of Valid Cases	354								
a. 19 cells (59,4%) have expected count less than 5. The minimum expected count is ,02.									

Table 10

Cross: Sector - Preferred minimum square metres (m ²) for future home								
	I do not have a preference	10 - 30 m ²	30 - 50 m ²	50 - 70 m ²	70 - 90 m ²	100 m ² or more	I do not know/ I would rather not say	Total
Social rental sector	5	0	3	29	10	2	4	53
%	9,4%	0%	5,7%	54,7%	18,9%	3,8%	7,5%	100%
Private rental sector	0	0	0	5	9	3	0	17
%	0%	0%	0%	29,4%	52,9%	17,6%	0%	100%
Owner-occupied	10	1	5	36	151	71	3	277
%	3,6%	0,4%	1,8%	13,0%	54,5%	25,6%	1,1%	100%
I do not know / I would rather not say	0	0	0	1	0	0	0	1
%	0%	0%	0%	100%	0%	0%	0%	100%
Total	15	1	8	71	170	76	7	348
Chi-Square Tests								
	Value	df	Asymptotic Significance (2-sided)					
Pearson Chi-Square	81,546 ^a	18	0,000					
N of Valid Cases	348							
a. 18 cells (64,3%) have expected count less than 5. The minimum expected count is ,00.								

Table 11

Cross: Expected household composition - Preferred minimum square metres (m ²)								
	I do not have a preference	10 - 30 m ²	30 - 50 m ²	50 - 70 m ²	70 - 90 m ²	100 m ² or more	I do not know/I would rather not say	Total
Alone	7	0	6	51	63	12	2	141
%	5,0%	0%	4,3%	36,2%	44,7%	8,5%	1,4%	100%
With my partner	7	1	2	17	101	61	5	194
%	3,6%	0,5%	1,0%	8,8%	52,1%	31,4%	2,6%	100%
With friends	0	0	0	1	4	1	0	6
%	0%	0%	0%	16,7%	66,7%	16,7%	0%	100%
Other...	1	0	0	1	0	0	0	2
%	50,0%	0%	0%	50,0%	0%	0%	0%	100%
I do not know/ I would rather not say	0	0	0	1	2	2	0	5
%	0%	0%	0%	20,0%	40,0%	40,0%	0%	100%
Total	15	1	8	71	170	76	7	348
Chi-Square Tests								
	Value	df	Asymptotic Significance (2-sided)					
Pearson Chi-Square	70,388 ^a	24	0,000					
N of Valid Cases	348							
a. 27 cells (77,1%) have expected count less than 5. The minimum expected count is ,01.								

Table 12

Cross: Sector - Preferred minimum number of bedrooms							
	1	2	3	4 or more	I do not know/I would rather not say	I do not have a preference	Total
Social rental sector	10	38	4	0	1	0	53
%	18,9%	71,7%	7,5%	0%	1,9%	0%	100%
Private rental sector	2	14	0	0	0	1	17
%	11,8%	82,4%	0%	0%	0%	5,9%	100%
Owner-occupied	16	201	56	2	0	2	277
%	5,8%	72,6%	20,2%	0,7%	0%	0,7%	100%
I do not know / I would rather not say	1	0	0	0	0	0	1
%	100%	0%	0%	0%	0%	0%	100%
Total	29	253	60	2	1	3	348
Chi-Square Tests							
	Value	df	Asymptotic Significance (2-sided)				
Pearson Chi-Square	39,500 ^a	15	0,001				
N of Valid Cases	348						
a. 18 cells (75,0%) have expected count less than 5. The minimum expected count is ,00.							

Table 13

Cross: Current number of bedrooms- Preferred minimum number of bedrooms						
	1	2	3 or more	I do not know/I would rather not say	I do not have a preference	Total
1	11	15	0	0	0	26
%	42,3%	57,7%	0%	0%	0%	100%
2	12	70	6	0	1	89
%	13,5%	78,7%	6,7%	0%	1,1%	100%
3 or more	6	168	56	1	2	233
%	2,6%	72,1%	24,0%	0,4%	0,9%	100%
Total	29	253	62	1	3	348
Chi-Square Tests						
	Value	df	Asymptotic Significance (2-sided)			
Pearson Chi-Square	83,795 ^a	15	0,000			
N of Valid Cases	348					
a. 14 cells (58,3%) have expected count less than 5. The minimum expected count is ,07.						

Table 14

Cross: Current number of bedrooms- Reason for willingness to move									
	I currently live too big and would like to live smaller	I would like to reduce my housing costs	I would like to have more social contact around me	I would like to live in a neighbourhood that better suits my preferences	I would like to live in a stair-free home	I do not know / I would rather not say	I would like to have lower energy costs /a more sustainable home.	Other...	Total
1	0	0	11	2	4	1	1	8	27
%	0%	0%	40,7%	7,4%	14,8%	3,7%	3,7%	29,6%	100%
2	5	3	27	19	19	2	5	12	92
%	5,4%	3,3%	29,3%	20,7%	20,7%	2,2%	5,4%	13,0%	100%
3 or more	80	4	30	14	65	5	11	26	235
%	34,0%	1,7%	12,8%	6,0%	27,7%	2,1%	4,7%	11,1%	100%
Total	85	7	68	35	88	8	17	46	354
Chi-Square Tests									
	Value	df	Asymptotic Significance (2-sided)						
Pearson Chi-Square	99,213 ^a	21	0,000						
N of Valid Cases	354								
a. 12 cells (37,5%) have expected count less than 5. The minimum expected count is ,53.									

Table 15

Cross: Sector- Current number of bedrooms					
	1	2	3	4 or more	Total
Social rental sector	10	26	14	3	53
%	18,9%	49,1%	26,4%	5,7%	100%
Private rental sector	2	8	6	1	17
%	11,8%	47,1%	35,3%	5,9%	100%
Owner-occupied	14	58	98	113	283
%	4,9%	20,5%	34,6%	39,9%	100%
I do not know / I would rather not say	1	0	0	0	1
%	100%	0%	0%	0%	100%
Total	27	92	118	117	354
Chi-Square Tests					
	Value	df	Asymptotic Significance (2-sided)		
Pearson Chi-Square	61,783 ^a	9	0,000		
N of Valid Cases	354				
a. 7 cells (43,8%) have expected count less than 5. The minimum expected count is ,08.					

Table 16

Cross: Age group- Current number of bedrooms				
	1	2	3 or more	Total
55-64 years old	8	17	53	78
%	10,3%	21,8%	67,9%	100%
65-74 years old	11	58	150	219
%	5,0%	26,5%	68,5%	100%
Aged 75 or older	8	17	32	57
%	14,0%	29,8%	56,1%	100%
Total	27	92	235	354
%	7,6%	26,0%	66,4%	100%

Table 17

Cross: Age group: Current number of bedrooms - Preferred number of bedrooms							
		How many bedrooms do you prefer, at the very least?					
How many bedrooms does your current home have?		1	2	3 or more	I do not know/I would rather not say	I do not have a preference	Total
55-64 years old	1	6	2	0	0	0	8
	%	75,0%	25,0%	0%		0%	100%
	2	2	14	0	0	1	17
	%	11,8%	82,4%	0%		5,9%	100%
	3 or more	0	41	11	0	1	0
	%	0%	77,4%	20,8%		1,9%	100%
Total		8	57	11	0	2	78
	%	10,3%	73,1%	14,1%		2,6%	100%
65-74 years old	1	5	6	0	0	0	11
	%	45,5%	54,5%	0%	0%		100%
	2	8	43	5	0	0	56
	%	14,3%	76,8%	8,9%	0%		100%
	3 or more	3	106	39	1	0	149
	%	2,0%	71,1%	26,2%	0,7%		100%
Total		16	155	44	1	0	216
	%	7,4%	71,8%	20,4%	0,5%		100%
Aged 75 or older	1	0	7	0	0	0	7
	%	0%	100%	0%	0	0%	100%
	2	2	13	1	0	0	16
	%	12,5%	81,3%	6,3%	0	0%	100%
	3 or more	3	21	6	0	1	31
	%	9,7%	67,7%	19,4%	0	3,2%	100%
Total		5	41	7	0	1	54

	%	9,3%	75,9%	13,0%		1,9%	100%
Total	1	11	15	0	0	0	26
	%	42,3%	57,7%	0%	0%	0%	100%
	2	12	70	6	0	1	89
	%	13,5%	78,7%	6,7%	0%	1,1%	100%
	3 or more	6	168	56	1	2	0
	%	0%	72,1%	24,0%	0,4%	0,9%	100%
	Total	29	253	62	1	3	348
	%	8,3%	72,7%	17,8%	0,3%	0,9%	100%

Chi-Square Tests

		Value	df	Asymptotic Significance (2-sided)
55-64 years old	Pearson Chi-Square	48,879 ^b	9	0,000
	N of Valid Cases	78		
65-74 years old	Pearson Chi-Square	60,264 ^c	12	0,000
	N of Valid Cases	216		
Aged 75 or older	Pearson Chi-Square	11,277 ^d	9	0,257
	N of Valid Cases	54		
Total	Pearson Chi-Square	83,795 ^a	15	0,000
	N of Valid Cases	348		

a. 14 cells (58,3%) have expected count less than 5. The minimum expected count is ,07.

b. 12 cells (75,0%) have expected count less than 5. The minimum expected count is ,21.

c. 11 cells (55,0%) have expected count less than 5. The minimum expected count is ,05.

d. 12 cells (75,0%) have expected count less than 5. The minimum expected count is ,13.

Table 18

Cross: Sector: Current number of bedrooms - Preferred number of bedrooms								
		What is the minimum number of bedrooms you would like in your home?						
	How many bedrooms does your current home have?	1	2	3	4 or more	I do not know/I would rather not say	I do not have a preference	Total
Social rental sector	1	3	7	0		0		10
	%	30,0%	70,0%	0%		0%		100%
	2	4	20	2		0		26
	%	15,4%	76,9%	7,7%		0%		100%
	3	3	11	1		1		16
	%	18,8%	68,8%	6,3%		6,3%		100%
	4 or more bedrooms	0	2	1		0		3
	%	0%	66,7%	33,3%		0%		100%
	Total	10	40	4		1		55
	%	18,2%	72,7%	7,3%		1,8%		100%
Private rental sector	1	0	2				0	2
	%	0%	100%				0%	100%
	2	2	6				0	8
	%	25,0%	75,0%				0%	100%
	3	0	6				1	7
	%	0%	85,7%				14,3%	100%
	4 or more bedrooms	0	1				0	1
	%	0%	100%				0%	100%
	Total	2	15				1	18
	%	11,1%	83,3%				5,6%	100%
	1	9	6	0	0		0	15

Owner-occupied	%	60,0%	40,0%	0%	0%		0%	100%
	2	6	44	3	1		1	55
	%	10,9%	80,0%	5,5%	1,8%		1,8%	100%
	3	3	79	17	0		1	100
	%	3,0%	79,0%	17,0%	0%		1,0%	100%
	4 or more bedrooms	0	75	36	1		0	112
	%	0%	67,0%	32,1%	0,9%		0%	100%
	Total	18	204	56	2		2	282
%	6,4%	72,3%	19,9%	0,7%		0,7%	100%	
I do not know/I would rather not say	1	1						1
	%	100%						100%
	Total	1						1
	%	100%						100%
Total	1	13	15	0	0	0	0	28
	%	46,4%	53,6%	0%	0%	0%	0,0%	100%
	2	12	70	5	1	0	1	89
	%	13,5%	78,7%	5,6%	1,1%	0%	1,1%	100%
	3	6	96	18	0	1	2	123
	%	4,9%	78,0%	14,6%	0%	0,8%	1,6%	100%
	4 or more bedrooms	0	78	37	1	0	0	116
	%	0%	67,2%	31,9%	0,9%	0%	0%	100%
	Total	31	259	60	2	1	3	356
%	8,7%	72,8%	16,9%	0,6%	0,3%	0,8%	100%	

Chi-Square Tests				
		Value	df	Asymptotic Significance (2-sided)
Social rental sector	Pearson Chi-Square	7,547 ^b	9	0,580
	N of Valid Cases	55		
Private rental sector	Pearson Chi-Square	4,243 ^c	6	0,644
	N of Valid Cases	18		
Owner-occupied	Pearson Chi-Square	103,384 ^d	12	0,000
	N of Valid Cases	282		
I do not know/I would rather not say	Pearson Chi-Square	. ^e		
	N of Valid Cases	1		
Total	Pearson Chi-Square	95,996 ^a	15	0,000
	Likelihood Ratio	88,698	15	0,000
	Linear-by-Linear Association	36,879	1	0,000
	N of Valid Cases	356		
a. 14 cells (58,3%) have expected count less than 5. The minimum expected count is ,08.				
b. 13 cells (81,3%) have expected count less than 5. The minimum expected count is ,05.				
c. 10 cells (83,3%) have expected count less than 5. The minimum expected count is ,06.				
d. 11 cells (55,0%) have expected count less than 5. The minimum expected count is ,11.				

Table 19

Cross: Sector- Concerns for a compact home (40-50 m ²)											
	Fewer storage options	Not enough space for hobbies	No opportunity to receive visitors	No or less space for guests to stay overnight	Lack of privacy	No private outdoor space	That certain facilities are only available on a shared basis	I am not worried about compact living	Other...	I do not know	Total
Social rental sector	20	19	8	26	6	21	10	5	4	2	53
%	37,7%	35,8%	15,1%	49,1%	11,3%	39,6%	18,9%	9,4%	7,5%	3,8%	100%
Private rental sector	10	3	2	5	3	7	4	2	0	0	17
%	58,8%	17,6%	11,8%	29,4%	17,6%	41,2%	23,5%	11,8%	0%	0%	100%
Owner-occupied	101	117	64	129	35	137	33	24	12	7	277
%	36,5%	42,2%	23,1%	46,6%	12,6%	49,5%	11,9%	8,7%	4,3%	2,5%	100%
I do not know/I would rather not say	0	0	1	1	0	0	0	0	0	0	1
%	0%	0%	50,0%	50,0%	0%	0%	0%	0%	0%	0%	100%
Total	131	139	75	161	44	165	47	31	16	9	348
%	37,6%	39,9%	21,6%	46,3%	12,6%	47,4%	13,5%	8,9%	4,6%	2,6%	100%

Table 20

Cross: Sector- Percentage of net monthly income willing to pay for rent/purchase costs							
	15 - 20%	20 - 25%	25 - 30%	30 - 35%	40% or more	I do not know/I would rather not say	Total
Social rental sector	5	9	12	7	3	17	53
%	9,4%	17,0%	22,6%	13,2%	5,7%	32,1%	100%
Private rental sector	0	4	4	4	2	3	17
%	0%	23,5%	23,5%	23,5%	11,8%	17,6%	100%
Owner-occupied	36	73	55	38	5	70	277
%	13,0%	26,4%	19,9%	13,7%	1,8%	25,3%	100%
I do not know/I would rather not say	0	0	0	0	0	1	1
%	0%	0%	0%	0%	0%	100%	100%
Total	41	86	71	49	10	91	348
%	11,8%	24,7%	20,4%	14,1%	2,9%	26,1%	100%
Chi-Square Tests							
	Value	df	Asymptotic Significance (2-sided)				
Pearson Chi-Square	16,873 ^a	15	0,326				
N of Valid Cases	348						
a. 13 cells (54,2%) have expected count less than 5. The minimum expected count is ,03.							

Table 21

Cross: Sector - Income category (single-person)					
	Less than €2.450 (€29.400 per year)	€2.450 - €4.294 (€29.400 - €51.537 per year)	€4.295 or higher (€51.538 or higher per year)	I do not know/I would rather not say	Total
Social rental sector	15	17	5	4	41
%	36,6%	41,5%	12,2%	9,8%	100%
Private rental sector	0	4	1	3	8
%	0%	50,0%	12,5%	37,5%	100%
Owner-occupied	8	37	41	3	89
%	9,0%	41,6%	46,1%	3,4%	100%
I do not know/I would rather not say	0	0	0	1	1
%	0%	0%	0%	100%	100%
Total	23	58	47	11	139
%	16,5%	41,7%	33,8%	7,9%	100%
Chi-Square Tests					
	Value	df	Asymptotic Significance (2-sided)		
Pearson Chi-Square	48,155 ^a	9	0,000		
N of Valid Cases	139				
a. 9 cells (56,3%) have expected count less than 5. The minimum expected count is ,08.					

Table 22

Cross: Sector - Income category (multi-person)					
	Less than €3.327 (€39.925 per year)	€3.328 - €4.742 (€39.926 - €56.910 per year)	€4.743 or higher (€56.911 or higher per year)	I do not know/I would rather not say	Total
Social rental sector	1	9	1	1	12
%	8,3%	75,0%	8,3%	8,3%	100%
Private rental sector	0	3	4	0	7
%	0%	42,9%	57,1%	0%	100%
Owner-occupied	6	57	94	23	180
%	3,3%	31,7%	52,2%	12,8%	100%
Total	7	69	99	24	199
%	3,5%	34,7%	49,7%	12,1%	100%
Chi-Square Tests					
	Value	df	Asymptotic Significance (2-sided)		
Pearson Chi-Square	12,782 ^a	6	0,047		
N of Valid Cases	199				
a. 7 cells (58,3%) have expected count less than 5. The minimum expected count is ,25.					

Table 23

Cross: Sector (social/private) – Facilities private or shared?												
		A must-have in my private space	May be shared with others	Facility/space is not important to me	Total	Chi-Square Tests						
Guest room	Social rental sector	22	16	13	51		Value	df	Asymptotic Significance (2-sided)			
	%	43,1%	31,4%	25,5%	100%	Pearson Chi-Square	5,511 ^a	2	0,064			
	Private sector	129	120	38	287	N of Valid Cases	338					
	%	44,9%	41,8%	13,2%	100%	a. 0 cells (0,0%) have expected count less than 5. The minimum expected count is 7,70.						
	Total	151	136	51	338							
	%	44,7%	40,2%	15,1%	100%							
Room for receiving visitors	Social rental sector	38	12	2	52		Value	df	Asymptotic Significance (2-sided)			
	%	73,1%	23,1%	3,8%	100%	Pearson Chi-Square	,791 ^a	2	0,673			
	Private sector	226	56	7	289	N of Valid Cases	341					
	%	78,2%	19,4%	2,4%	100%	a. 1 cells (16,7%) have expected count less than 5. The minimum expected count is 1,37.						
	Total	264	68	9	341							
	%	77,4%	19,9%	2,6%	100%							
Hobby/Activity room	Social rental sector	15	32	4	51		Value	df	Asymptotic Significance (2-sided)			
	%	29,4%	62,7%	7,8%	100%	Pearson Chi-Square	,372 ^a	2	0,830			
	Private sector	92	174	17	283	N of Valid Cases	334					
	%	32,5%	61,5%	6,0%	100%	a. 1 cells (16,7%) have expected count less than 5. The minimum expected count is 3,21.						
	Total	107	206	21	334							
	%	32,0%	61,7%	6,3%	100%							

Storage space	Social rental sector	23	26	2	51				Asymptotic Significance (2-sided)	
	%	45,1%	51,0%	3,9%	100%	Pearson Chi-Square	,534 ^a	2	0,766	
	Private sector	122	157	7	286	N of Valid Cases	337			
	%	42,7%	54,9%	2,4%	100%	a. 1 cells (16,7%) have expected count less than 5. The minimum expected count is 1,36.				
	Total	145	183	9	337					
	%	43,0%	54,3%	2,7%	100%					
Work/Quiet room	Social rental sector	19	16	15	50				Asymptotic Significance (2-sided)	
	%	38,0%	32,0%	30,0%	100%	Pearson Chi-Square	2,664 ^a	2	0,264	
	Private sector	105	117	58	280	N of Valid Cases	330			
	%	37,5%	41,8%	20,7%	100%	a. 0 cells (0,0%) have expected count less than 5. The minimum expected count is 11,06.				
	Total	124	133	73	330					
	%	37,6%	40,3%	22,1%	100%					
Garden or terrace	Social rental sector	17	32	3	52				Asymptotic Significance (2-sided)	
	%	32,7%	61,5%	5,8%	100%	Pearson Chi-Square	9,858 ^a	2	0,007	
	Private sector	144	139	3	286	N of Valid Cases	338			
	%	50,3%	48,6%	1,0%	100%	a. 1 cells (16,7%) have expected count less than 5. The minimum expected count is ,92.				
	Total	161	171	6	338					
	%	47,6%	50,6%	1,8%	100%					
Laundry room	Social rental sector	29	21	0	50				Asymptotic Significance (2-sided)	
	%	58,0%	42,0%	0%	100%	Pearson Chi-Square	,424 ^a	2	0,809	
	Private sector	155	131	1	287	N of Valid Cases	337			
	%	54,0%	45,6%	0,3%	100%	a. 2 cells (33,3%) have expected count less than 5. The minimum expected count is ,15.				
	Total	184	152	1	337					

	%	54,6%	45,1%	0,3%	100%							
Living room	Social rental sector	51	1	0	52							
	%	98,1%	1,9%	0%	100%	Pearson Chi-Square	1,889 ^a	1	Asymptotic Significance (2-sided)	0,169	Exact Sig. (2-sided)	Exact Sig. (1-sided)
	Private sector	289	1	0	290	Fisher's Exact Test					0,281	0,281
	%	99,7%	0,3%	0%	100%	N of Valid Cases	342					
	Total	340	2	0	342	a. 2 cells (50,0%) have expected count less than 5. The minimum expected count is ,30.						
	%	99,4%	0,6%	0%	100%	b. Computed only for a 2x2 table						
Kitchen	Social rental sector	48	4	0	52							
	%	92,3%	7,7%	0%	100%	Pearson Chi-Square	2,705 ^a	2	Asymptotic Significance (2-sided)	0,259		
	Private sector	280	9	1	290	N of Valid Cases	342					
	%	96,6%	3,1%	0,3%	100%	a. 3 cells (50,0%) have expected count less than 5. The minimum expected count is ,15.						
	Total	328	13	1	342							
	%	95,9%	3,8%	0,3%	100%							
Bathroom	Social rental sector	52	0	0	52							
	%	100%	0%	0%	100%	Pearson Chi-Square	,179 ^a	1	Asymptotic Significance (2-sided)	0,672	Exact Sig. (2-sided)	Exact Sig. (1-sided)
	Private sector	290	1	0	291	Fisher's Exact Test					1,000	0,848
	%	99,7%	0,3%	0%	100%	N of Valid Cases	343					
	Total	342	1	0	343	a. 2 cells (50,0%) have expected count less than 5. The minimum expected count is ,15.						
	%	99,7%	0,3%	0%	100%	b. Computed only for a 2x2 table						

Table 24

Cross: Age group - Shared space as an extension of private space?						
	Not at all	To a limited extent	Neutral	To a large extent	Completely	Total
55-64 years old	5	37	20	15	0	77
%	6,5%	48,1%	26,0%	19,5%	0%	100%
65-74 years old	29	88	70	28	1	216
%	13,4%	40,7%	32,4%	13,0%	0,5%	100%
Aged 75 or older	4	18	24	5	1	52
%	7,7%	34,6%	46,2%	9,6%	1,9%	100%
Total	38	143	114	48	2	345
%	11,0%	41,4%	33,0%	13,9%	0,6%	100%
Chi-Square Tests						
	Value	df	Asymptotic Significance (2-sided)			
Pearson Chi-Square	13,070 ^a	8	0,109			
N of Valid Cases	345					
a. 3 cells (20,0%) have expected count less than 5. The minimum expected count is ,30.						

Table 25

Cross: Sector (social/private) - Shared space as an extension of private space?						
	Not at all	To a limited extent	Neutral	To a large extent	Completely	Total
Social rental sector	6	18	21	8	0	53
%	11,3%	34,0%	39,6%	15,1%	0%	100%
Private sector	32	124	93	40	2	291
%	11,0%	42,6%	32,0%	13,7%	0,7%	100%
Total	38	142	114	48	2	344
%	11,0%	41,3%	33,1%	14,0%	0,6%	100%
Chi-Square Tests						
	Value	df	Asymptotic Significance (2-sided)			
Pearson Chi-Square	2,034 ^a	4	0,729			
N of Valid Cases	344					
a. 2 cells (20,0%) have expected count less than 5. The minimum expected count is ,31.						

Table 26

Cross: Current household composition - Shared space as an extension of private space?						
	Not at all	To a limited extent	Neutral	To a large extent	Completely	Total
Living alone	14	52	50	21	0	137
%	10,2%	38,0%	36,5%	15,3%	0%	100%
Living with partner	21	83	61	25	2	192
%	10,9%	43,2%	31,8%	13,0%	1,0%	100%
Other	3	8	3	2	0	16
%	18,8%	50,0%	18,8%	12,5%	0%	100%
Total	38	143	114	48	2	345
%	11,0%	41,4%	33,0%	13,9%	0,6%	100%
Chi-Square Tests						
	Value	df	Asymptotic Significance (2-sided)			
Pearson Chi-Square	5,283 ^a	8	0,727			
N of Valid Cases	345					
a. 5 cells (33,3%) have expected count less than 5. The minimum expected count is ,09.						

Table 27

Cross: Expected household composition- Shared space as an extension of private space?						
	Not at all	To a limited extent	Neutral	To a large extent	Completely	Total
Alone	16	55	48	22	0	141
%	11,3%	39,0%	34,0%	15,6%	0%	100%
With my partner	21	85	61	22	2	191
%	11,0%	44,5%	31,9%	11,5%	1,0%	100%
With friends	0	2	1	3	0	6
%	0%	33,3%	16,7%	50,0%	0%	100%
Other...	0	1	0	1	0	2
%	0%	50,0%	0%	50,0%	0%	100%
I do not know/I would rather not say	1	0	4	0	0	5
%	20,0%	0%	80,0%	0%	0%	100%
Total	38	143	114	48	2	345
%	11,0%	41,4%	33,0%	13,9%	0,6%	100%
Chi-Square Tests						
	Value	df	Asymptotic Significance (2-sided)			
Pearson Chi-Square	19,568 ^a	16	0,240			
N of Valid Cases	345					
a. 17 cells (68,0%) have expected count less than 5. The minimum expected count is ,01.						

Table 28

Cross: Sector- Private home in relation to the size of the shared space			
	A compact private home (approx. 40–50 m ²), but with a large shared space featuring a shared kitchen and sitting area, a quiet/work space, and plenty of accommodation and guest rooms.	A more spacious private home (approx. 60–70 m ²), but with a smaller shared space featuring a seating area and an activity/work space, and fewer guest rooms.	Total
Social rental sector	5	46	51
%	9,8%	90,2%	100%
Private rental sector	0	16	16
%	0%	100,0%	100%
Owner-occupied	17	249	266
%	6,4%	93,6%	100%
I do not know/I would rather not say	0	1	1
%	0%	100%	100%
Total	22	312	334
%	6,6%	93,4%	100%
Chi-Square Tests			
	Value	df	Asymptotic Significance (2-sided)
Pearson Chi-Square	2,073 ^a	3	0,557
N of Valid Cases	334		
a. 4 cells (50,0%) have expected count less than 5. The minimum expected count is ,07.			

Table 29

Cross: Age group- Services preferred within the housing complex												
	Pick-up point for groceries ordered online	Parcel locker for your parcels and post	General practitioner	Local shop	Hairdresser	Physiotherapist	Dentist	Library or reading corner	I do not mind walking a short distance; services like this do not need to be available within the complex	Other...	I do not have a preference	Total
55-64 years old	20	30	22	23	3	4	3	13	35	5	6	77
%	26,0%	39,0%	28,6%	29,9%	3,9%	5,2%	3,9%	16,9%	45,5%	6,5%	7,8%	100%
65-74 years old	57	63	49	67	3	20	3	47	98	10	29	212
%	26,9%	29,7%	23,1%	31,6%	1,4%	9,4%	1,4%	22,2%	46,2%	4,7%	13,7%	100%
Aged 75 or older	13	10	16	16	2	6	2	16	26	4	4	52
%	25,0%	19,2%	30,8%	30,8%	3,8%	11,5%	3,8%	30,8%	50,0%	7,7%	7,7%	100%
Total	90	103	87	106	8	30	8	76	159	19	39	341
Percentages and totals are based on respondents.												

Table 30

Cross: Age group- Preferred maximum number of homes						
	Small; up to 20 homes	Medium-sized; 20–50 homes	Large; more than 50 homes	I do not have a preference	I do not know	Total
55-64 years old	13	32	4	23	5	77
%	16,9%	41,6%	5,2%	29,9%	6,5%	100%
65-74 years old	28	100	16	59	11	214
%	13,1%	46,7%	7,5%	27,6%	5,1%	100%
Aged 75 or older	12	19	2	18	1	52
%	23,1%	36,5%	3,8%	34,6%	1,9%	100%
Total	53	151	22	100	17	343
%	15,5%	44,0%	6,4%	29,2%	5,0%	100%
Chi-Square Tests						
	Value	df	Asymptotic Significance (2-sided)			
Pearson Chi-Square	7,125 ^a	8	0,523			
N of Valid Cases	343					
a. 4 cells (26,7%) have expected count less than 5. The minimum expected count is 2,58.						

Table 31

Cross: Sector- Preferred maximum number of homes						
	Small; up to 20 homes	Medium-sized; 20–50 homes	Large; more than 50 homes	I do not have a preference	I do not know	Total
Social rental sector	7	20	5	20	0	52
%	13,5%	38,5%	9,6%	38,5%	0%	100%
Private rental sector	2	7	1	7	0	17
%	11,8%	41,2%	5,9%	41,2%	0%	100%
Owner-occupied	44	124	16	73	16	273
%	16,1%	45,4%	5,9%	26,7%	5,9%	100%
I do not know/I would rather not say	0	0	0	0	1	1
%	0%	0%	0%	0%	100%	100%
Total	53	151	22	100	17	343
%	15,5%	44,0%	6,4%	29,2%	5,0%	100%
Chi-Square Tests						
	Value	df	Asymptotic Significance (2-sided)			
Pearson Chi-Square	27,828 ^a	12	0,006			
N of Valid Cases	343					
a. 11 cells (55,0%) have expected count less than 5. The minimum expected count is ,05.						

Table 32

Cross: Sector- Preferred target group in the housing complex							
	Young people/students	Families with children	Seniors	I do not have a preference	Other...	I do not know	Total
Social rental sector	4	5	36	14	8	1	52
%	7,7%	9,6%	69,2%	26,9%	15,4%	1,9%	
Private rental sector	1	1	12	4	1	0	17
%	5,9%	5,9%	70,6%	23,5%	5,9%	0%	
Owner-occupied	83	93	202	50	32	2	273
%	30,4%	34,1%	74,0%	18,3%	11,7%	0,7%	
I do not know/I would rather not say	0	0	0	1	0	0	1
%	0%	0%	0%	100%	0%	0%	
Total	88	99	250	69	41	3	343
Percentages and totals are based on respondents.							

Table 33

Cross: Age group- Preferred distribution of residents in the housing complex				
	Grouping target groups into larger blocks. For example, the blue block is home to young people, and the red block to older people; or the red block is home to couples and the blue block to single people.	Grouping target groups into clusters. For example, the blue blocks represent owner-occupied homes and the red blocks represent rental properties (social housing/mid-range/high-end); or the red blocks are home to families and the blue blocks to senior citizens.	A diverse mix of residents. For example, the blue blocks are home to young people and the red blocks to older people; or the red blocks are social housing, and the blue blocks are mid-range rental properties.	Total
55-64 years old	25	31	20	76
%	32,9%	40,8%	26,3%	100%
65-74 years old	51	83	76	210
%	24,3%	39,5%	36,2%	100%
Aged 75 or older	10	25	13	48
%	20,8%	52,1%	27,1%	100%
Total	86	139	109	334
%	25,7%	41,6%	32,6%	100%
Chi-Square Tests				
	Value	df	Asymptotic Significance (2-sided)	
Pearson Chi-Square	5,826 ^a	4	0,213	
N of Valid Cases	334			
a. 0 cells (0,0%) have expected count less than 5. The minimum expected count is 12,36.				

Table 34

Cross: Sector (social/private) - Preferred distribution of residents in the housing complex				
	Grouping target groups into larger blocks. For example, the blue block is home to young people, and the red block to older people; or the red block is home to couples and the blue block to single people.	Grouping target groups into clusters. For example, the blue blocks represent owner-occupied homes and the red blocks represent rental properties (social housing/mid-range/high-end); or the red blocks are home to families and the blue blocks to senior citizens.	A diverse mix of residents. For example, the blue blocks are home to young people and the red blocks to older people; or the red blocks are social housing, and the blue blocks are mid-range rental properties.	Total
Social rental sector	12	19	20	51
%	23,5%	37,3%	39,2%	100%
Private sector	73	120	89	282
%	25,9%	42,6%	31,6%	100%
Total	85	139	109	333
%	25,5%	41,7%	32,7%	100%
Chi-Square Tests				
	Value	df	Asymptotic Significance (2-sided)	
Pearson Chi-Square	1,158 ^a	2	0,561	
N of Valid Cases	333			
a. 0 cells (0,0%) have expected count less than 5. The minimum expected count is 13,02.				

Table 35

Cross: Age group- Preferred height of buildings in the housing complex				
	A mix of medium-rise and high-rise buildings. In addition to a shared garden, there are various places where residents can meet, such as roof terraces or a terrace on the gallery side.	A mix of low-rise and mid-rise buildings with a shared garden and a few shared spaces, such as a roof terrace.	Low-rise buildings only.	Total
55-64 years old	12	28	36	76
%	15,8%	36,8%	47,4%	100%
65-74 years old	31	99	80	210
%	14,8%	47,1%	38,1%	100%
Aged 75 or older	5	24	19	48
%	10,4%	50,0%	39,6%	100%
Total	48	151	135	334
%	14,4%	45,2%	40,4%	100%
Chi-Square Tests				
	Value	df	Asymptotic Significance (2-sided)	
Pearson Chi-Square	3,442 ^a	4	0,487	
N of Valid Cases	334			
a. 0 cells (0,0%) have expected count less than 5. The minimum expected count is 6,90.				

Table 36

Cross: Age group- Contributions to the community							
		Never	Once a year or less	A few times a year	A few times a month	Once a week or more often	Total
Managing the shared spaces	55-64 years old	1	0	30	32	13	76
	%	1,3%	0%	39,5%	42,1%	17,1%	100%
	65-74 years old	2	4	100	79	23	208
	%	1,0%	1,9%	48,1%	38,0%	11,1%	100%
	Aged 75 or older	5	1	22	21	3	52
	%	9,6%	1,9%	42,3%	40,4%	5,8%	100%
	Total	8	5	152	132	39	336
	%	2,4%	1,5%	45,2%	39,3%	11,6%	100%
Maintaining the shared garden or terrace	55-64 years old	5	4	25	28	15	77
	%	6,5%	5,2%	32,5%	36,4%	19,5%	100%
	65-74 years old	8	6	93	84	18	209
	%	3,8%	2,9%	44,5%	40,2%	8,6%	100%
	Aged 75 or older	4	3	24	13	7	51
	%	7,8%	5,9%	47,1%	25,5%	13,7%	100%
	Total	17	13	142	125	40	337
	%	5,0%	3,9%	42,1%	37,1%	11,9%	100%

Organising social activities	55-64 years old	0	5	49	19	4	77
	%	0%	6,5%	63,6%	24,7%	5,2%	100%
	65-74 years old	16	30	114	36	12	208
	%	7,7%	14,4%	54,8%	17,3%	5,8%	100%
	Aged 75 or older	5	9	27	8	0	49
	%	10,2%	18,4%	55,1%	16,3%	0%	100%
	Total	21	44	190	63	16	334
	%	6,3%	13,2%	56,9%	18,9%	4,8%	100%
Cooking for a group meal	55-64 years old	6	5	43	19	4	77
	%	7,8%	6,5%	55,8%	24,7%	5,2%	100%
	65-74 years old	33	31	89	45	11	209
	%	15,8%	14,8%	42,6%	21,5%	5,3%	100%
	Aged 75 or older	10	7	22	10	1	50
	%	20,0%	14,0%	44,0%	20,0%	2,0%	100%
	Total	49	43	154	74	16	336
	%	14,6%	12,8%	45,8%	22,0%	4,8%	100%

E. Structure: focus group with seniors

The questions

Note 1: This focus group was held among Dutch-speaking seniors and was therefore originally set up in Dutch. For readability, the questions are also translated into British English in this Appendix, as shown in blue.

Note 2: The appendix presents the main structure and guiding questions of the semi-structured focus group session with seniors. Additional follow-up questions were asked spontaneously during the discussion based on topics raised by participants to explore them in more depth, and are therefore not fully included in this structure.

Q 0: Kunt u heel kort vertellen wie u bent, hoe oud u bent en wat u in het dagelijks leven doet en of u op het moment alleen woont of met een partner of iemand anders samen?

[EN] Could you briefly tell us who you are, how old you are, what you do in your daily life, and whether you currently live alone or with a partner or someone else?

Private space

Q 1: In wat voor woning woonde u hiervoor? Was deze levensloopbestendig?

[EN] What type of home did you live in before? Was it age-friendly?

Assignment 1: ‘woningkaartjes kiezen’

Bij iedere persoon kaartjes met kenmerken van de woning:

[EN] For each person, cards detailing the property’s features:

- Grootte van de woning *[EN]: Size of the home*
- Daglicht *[EN]: Daylight*
- Geluid *[EN]: Noise*
- Privacy *[EN]: Privacy*
- Onderhoud *[EN]: Maintenance*
- Indeling van de ruimtes *[EN]: Layout of the rooms*
- Uitzicht *[EN]: View*
- Bewegingsruimte in de woning *[EN]: Space to move around in the home*
- Opslagruimte *[EN]: Storage space*
- Buitenruimte *[EN]: Outdoor space*

- 3 kaartjes die ze als belangrijkste voordelen zien in hun woning

[EN] 3 features they consider to be the main advantages of their home

- 3 kaartjes die ze als belangrijkste nadelen zien in hun woning

[EN] 3 features they consider to be the main disadvantages of their home

- Waarom heeft u deze gekozen?

[EN] Why did you choose these features?

Q 2: We hebben het nu een beetje gehad over wat u van uw woning vindt, maar ik ben ook wel benieuwd naar de redenen waarom u de stap heeft gezet om te verhuizen?

[EN] We have talked a bit about what you think of your home, but I am also curious to know why you decided to move.

Q 3: U bent mogelijk kleiner gaan wonen; Hoe bevalt dit? Zijn er dingen waar u zich aan stoort of wat u lastig vindt sinds u kleiner woont?

[EN] You may have moved to a smaller home; how are your experiences with this? Are there any things that bother you or that you find difficult now that you're living in a smaller home?

Shared space

Q 4: Zijn er ruimtes of dingen die u nu deelt die u mist in uw eigen woning?

[EN] Are there any spaces or things that you currently share that you miss in your own home?

Q 5: Heeft u een eigen buitenruimte in uw woning?

[EN] Do you have your private outdoor space at home?

Assignment 3: 'Scenario's prive/gedeeld'

[EN] Scenarios private/shared

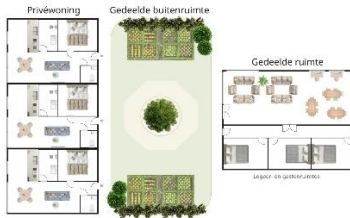
- Bij iedere persoon twee A4 neerleggen met de volgende afbeeldingen:

[EN] Two A4 sheets in front of each person, featuring the following images:



Compacte privéwoning, grotere gedeelde ruimte met meer voorzieningen

[EN] Compact private home, but larger communal area with more facilities



Grotere privéwoning, kleinere gedeelde ruimte met minder voorzieningen

[EN] A larger private home, but a smaller communal area with fewer facilities

- Met de ervaring die u nu heeft in uw woning, welke van de twee heeft dan uw voorkeur, en waarom?

[EN] Given your current experience in your home, which of the two would you prefer, and why?

Q 6: Bent u tevreden met de grootte van deze gedeelde ruimte?

[EN] Are you happy with the size of this communal area?

Q 7: Zijn er dingen die u zou willen veranderen aan de gedeelde buitenruimte?

[EN] Are there any aspects of the communal outdoor area that you would like to change?

Neighbourhood

Q 8: Wat vindt u wel en niet fijn aan deze buurt?

[EN] What do you like and dislike about this neighbourhood?

Q 9: Zijn er voorzieningen of dingen die u mist in uw omgeving die u wel vaak zou gebruiken als die wel in de buurt waren?

[EN] Are there any facilities or amenities in your local area that you miss, but would use frequently if they were nearby?

Social environment

Q 10: Hebt u weinig, regelmatig of veel contact met uw medebewoners?

[EN] Do you have little, regular or frequent contact with your fellow residents?

Daarna: Met alle bewoners of met een beperkte groep?

[EN] Next: With all the residents or with a smaller group?

Q 11: Vindt u de grootte van dit complex en de hoeveelheid bewoners goed om ruimtes mee te delen, of had u dit graag anders gezien?

[EN] Do you think the size of this complex and the number of residents make it suitable for sharing spaces, or would you have preferred it to be different?

Q 13: Welke activiteiten worden er georganiseerd en hoe vaak?

[EN] What activities are organised and how often?

Daarna: Zijn er bepaalde activiteiten die u mist en graag aan had deel willen nemen?

[EN] Next: Are there any particular activities you miss and would have liked to have taken part in?

Q 14: Er blijkt uit de vragenlijst onder senioren met een verhuiswens dat men niet graag voor een grote groep kookt. Hoe groot is de groep waar u nu meestal voor kookt?

[EN] The survey of older people who wish to move house shows that they do not like cooking for large groups. How many people do you usually cook for at the moment?

Daarna: Vindt u dat een prettige omvang?

[EN] Next: Do you think that's a reasonable size of the group?

General

Q 15: Terugkijkend op alles wat we vandaag hebben besproken, bent u tevreden met uw woning op alle gebieden? Zo niet, wat zijn dingen die u echt anders zou willen zien?

[EN] Looking back on everything we have discussed today, are you satisfied with your home in every respect? If not, what would you really like to see changed?

Atlas.ti code book; focus group with seniors

Deductive codes

Head codes

- Negative experience
- Neighbourhood
- No preference
- Positive experience
- Preference
- Private space
- Reason for moving
- Shared spaces
- Social environment

households

- Neighbourhood
- Greenery
- Healthcare facilities
- Local amenities
- Public transportation
- Safety

Participant characteristics

- Age group
 - 55-64 years old
 - 65-74 years old
 - 75 or older
- Household type
 - Living alone
 - Living with a partner

not Private space

- Age-friendly
- Comfort (temp., daylight, view etc.)
- Layout of the home
- Maintenance
- Size of the home
- Space to move in the home

Reasons for moving

- Closer to family
- Housing scarcity pressure
- Loneliness
- More affordable home
- More sustainable home
- No connections with co-residents
- No intention for community living
- Preference for community-living
- Preparation for possible care needs
- Previous house not age-friendly
- Previous house too big
- Previous house too small
- Previous neighbourhood

Shared spaces

- Living room
- Outdoor space
- Size of the shared space
- Space for hobbies

Social environment

- Co-residents
 - Families with children
 - Mid-aged residents
 - Mix of groups
 - Seniors
 - Working people
- Community-task
 - Cooking for the group
 - Maintaining shared outdoor space
 - Managing shared spaces
 - Organising social activities
- Helping others
 - Bringing food
 - Chores around the house
 - Company and socialising
 - Groceries
 - Helping with digital things
 - Light care-related help
 - Take somewhere or pick up
 - Walking the dog
- Community-feeling
- Helping others
- Number of households in the complex
- Social security

Inductive codes

Neighbourhood: problems/negative experiences

- Distance to amenities
- Lack of healthcare facilities
- Lack of local amenities

Preferences

- Better-behaved children
- Desire for more use of shared outdoor space
- Fitnessroom
- Less children
- Not too small number of

Private space: problems/negative experiences

- Home insulation
- Lack of storage space
- No private outdoor space

Shared spaces: problems/negative experiences

- Layout of shared space
- Underuse of shared outdoor space

Social environment; problems/negative experiences

- Anti-social behaviour of children
- Involvement community manager
- Lack of people participating
- Various ethnic groups

Connection with surrounding residents

- Freedom to participate or
- No evaluation by landlord
- No need for care

F. Structure: focus group with experts

Note 1: This focus group was held among Dutch-speaking experts and was therefore originally set up in Dutch. For readability, the questions are also translated into British English in this Appendix, as shown in blue.

Note 2: The appendix presents the main structure and guiding questions of the semi-structured focus group session with experts. Additional follow-up questions were asked spontaneously during the discussion based on topics raised by participants to explore them in more depth, and are therefore not fully included in this structure.

Q 0: Kunt u kort in een paar zinnen vertellen wie u bent, wat u doet en voor welke organisatie?

[EN] Could you briefly tell us in a few sentences who you are, what you do, and which organisation you work for?

Private space

Assignment 1: Stel: u ontwikkelt compacte seniorenwoningen ($\pm 50 \text{ m}^2$) in de sociale huursector. Door ruimte- en budgetbeperkingen kunt u niet alles realiseren wat senioren wensen.

[EN] Imagine: you are developing compact homes for seniors (approx. 50 m²) in the social housing sector. Due to space and budget constraints, you are unable to provide everything that seniors would like.

Als u hierdoor drie van de volgende onderdelen moet beperken of helemaal weglaten. Vanuit uw perspectief; welke kiest u en waarom?

[EN] If this means you have to limit or omit three of the following elements, which ones would you choose from your perspective, and why?

- Private buitenruimte *[EN]: Private outdoor space*
- Gedeelde buitenruimte *[EN]: Shared outdoor space*
- Individuele opslagruimte *[EN]: Individual storage space*
- Gedeelde voorzieningen *[EN]: Shared facilities*
- Kwaliteit van de gedeelde ruimtes *[EN]: Quality of shared spaces*
- Kwaliteit van de woningen *[EN]: Quality of the homes*
- Beheer en sociale ondersteuning (bijv. community management) *[EN]: Management and social support*
- Locatiekwaliteit *[EN]: Quality of the location*

Q 1: Op basis van voorgaande onderzoeken en literatuur heb ik voor dit onderzoek een compacte woning gedefinieerd met een oppervlakte van 40-70 m²*. Wat vinden jullie van de definitie? Vinden jullie 70 m² nog een compacte woning en kan dit nog binnen de sociale categorie vallen?

[EN] Based on previous studies and the literature, I have defined a compact home for this study as one with a floor area of 40–70 m². What do you think of this definition? Do you still consider 70 m² to be a compact home, and could this still fall within the social housing category?*

*The definition of a compact dwelling was slightly revised to 30-70 m² after the focus group was conducted.

Q 2: Zou een private buitenruimte een standaard kunnen zijn bij elke compacte seniorenwoning in de sociale huursector, ook al is dit volgens Besluit bouwwerken leefomgeving (artikel 4.175) niet verplicht bij een woning onder 50 m²?

[EN] Could a private outdoor space be a standard feature of every compact senior citizens' home in the social housing sector, even though this is not mandatory for homes under 50 m² under the Building and Environment Decree (Article 4.175)?

Shared space

Q 3: Hoewel geclusterde woningconcepten zoals Knarrenhof laten zien dat kleinere woningen met gedeelde voorzieningen kunnen werken en hier veel vraag naar is vanuit de senioren, blijft grootschalige toepassing van dit soort projecten in Nederland uit. Welke belemmeringen vanuit uw vakgebied/werkveld (bijv. financieel, juridisch, organisatorisch of cultureel) zouden de ontwikkeling van dit type projecten verhinderen?

[EN] Although clustered housing concepts such as Knarrenhof demonstrate that smaller homes with shared facilities can work and are in high demand among older people, large-scale implementation of this type of project has yet to materialise in the Netherlands. What obstacles within your field of expertise (e.g. financial, legal, organisational or cultural) might hinder the development of this type of project?

Q 4: Waar zit vanuit uw perspectief de belangrijkste toegevoegde waarde van gedeelde ruimtes in seniorenhuisvesting?

[EN] From your perspective, what do you see as the main added value of communal spaces in housing for seniors?

Statement 1: Het integreren van gedeelde ruimtes maakt kleinere seniorenwoningen een volwaardig en toekomstbestendige optie en zou daarom de nieuwe standaard voor seniorenwoningen moeten worden.

[EN] Integrating shared spaces makes smaller senior homes a viable and future-proof housing option, and should therefore become the new standard for senior housing.

Daarna: Maar de Wet modernisering servicekosten die ingaat in januari 2027, met het limiteren van de service kosten die in rekening kunnen worden gebracht, speelt natuurlijk ook een rol. Hoe kijkt u hier dan naar?

[EN] Next: However, the Service Costs Modernisation Act, which will come into effect in January 2027 and limits the service costs that can be charged, naturally also plays a role. How do you view this in that context?

Neighbourhood

Q 5: In welke mate zijn locatiekeuzes voor seniorenwoningen afhankelijk van gemeentelijke sturing en hoe beïnvloedt dat investeringsbeslissingen?

[EN] To what extent do location choices for housing for seniors depend on municipal guidance, and how does this influence investment decisions?

Statement 2: Bij schaarste aan beschikbare grond zou de ontwikkeling van kleinere seniorenwoningen op locaties met goede bereikbaarheid en voorzieningen voorrang moeten krijgen ten opzichte van woningbouw voor andere doelgroepen.

[EN] In situations where available land is scarce, the development of smaller senior homes in locations with good accessibility and nearby amenities should be prioritised over housing developments for other target groups.

Social environment

Q 6: In hoeverre kunt u sturen op wie er in een seniorenwoonproject komt wonen? En wat gebeurt er in de praktijk als de gewenste doelgroep niet reageert of de samenstelling anders uitvalt dan bedoeld?

[EN] To what extent can you influence who ends up living in a senior housing project? And what happens in practice when the intended target group does not respond, or when the resident composition turns out to be different from what was originally intended?

Statement 3: Een sterke sociale gemeenschap onder bewoners is alleen haalbaar in kleinschalige seniorenwoonprojecten.

[EN] A strong sense of community among residents is only achievable in small-scale senior housing projects.

Statement 4: De meerwaarde van een community manager in woonprojecten voor senioren is groter dan de extra kosten die hiermee gepaard gaan.

[EN] The added value of a community manager in senior housing projects outweighs the additional costs involved.

General

Q 7: In hoeverre denkt u dat een compacte woning duurzaam is? Denkt u dat deze in de toekomst waardevol en relevant blijven?

[EN] To what extent do you think a compact home is sustainable? Do you believe these homes will remain valuable and relevant in the future?

Q 8: Zijn er onderdelen die van belang zijn volgens u maar waar ik nog niet aan gedacht heb? Bijvoorbeeld uitdagingen die uzelf heeft ervaren in de praktijk?

[EN] Are there any aspects that you believe are important but that I may not have considered yet during this session? For example, challenges that you have personally experienced in practice?

Atlas.ti code book; focus group with experts

Deductive codes

Head codes

- Actor-Tension
- Negative
- Positive
- Private space
- Shared use

Neighbourhood

- Amenities
- Greenery
- Quiet neighbourhood
- Resident composition
- Private living space
- Guest room

Private living space

- Size of the home

Shared spaces

- Storage space
- Laundry space
- Outdoor space

Social environment

- Complex resident composition

Inductive codes

Financial

- Feasibility
- Marketability
- Priorities in development
- Sustainability

Governance

- Location governance
- Regulations

Neighbourhood

- Quietness

Social

- Community management
- Scale of the project

Lack of information-sharing

Reluctance in mobility

SP/RP gap

G. Table: findings overview and recommendations

Table 1: Overview of the findings of this research with recommendations for development. Own table.

Element	Stated preferences (Chapter 4 – Questionnaire)	Revealed preferences (Chapter 5 – Focus Group seniors)	Expert perspective (Chapter 6 – Focus Group experts)	Gap	Recommendation for practice
PRIVATE LIVING SPACE					
Number of bedrooms	72% prefer at least two bedrooms.	Second bedroom was not missed.	Two bedrooms marked as important for flexibility and long-term marketability; studio limits future use	No gap	Develop homes with at least two bedrooms for long-term marketability and increasing the willingness to move among seniors by following their needs.
Storage space	Limited storage a concern; 54% open to shared storage.	Limited storage consistently mentioned as a main disadvantage of compact living; open to sharing extra storage space	Shared storage seen as space and cost-efficient.	No gap	Introduce shared storage spaces within the project to gradually reduce the need for large private storage areas and, over time, replace them.
Private outdoor space (e.g. balcony)	Absence of balcony most frequently mentioned concern about compact living.	Residents without balcony clearly experienced this as a disadvantage, often underestimated before moving.	Senior realtor and housing coach: essential and should be standard; investors more inclined to remove under budget pressure.	Gap	Consider developing private outdoor space in senior housing, especially in compact housing, to increase mobility in the housing market. Space does not need to be large; enough space for a chair.
Dwelling size	Preference for medium dwellings (>50 m ²); hesitation about compact living.	Satisfaction for smaller dwelling; lower maintenance seen as advantage. Shared spaces compensated for individual hobby room.	Compact living feasible if well-designed; show homes are important to lower threshold of willingness to relocate among seniors	Partial gap	Develop compact housing for seniors of at least 50 m ² , and show homes for new-build projects to increase chances of mobility in the housing market.
SHARED SPACES					

Communal indoor spaces	Willingness to share spaces for activities. Size of shared space may not influence attractiveness of a smaller home.	Shared spaces used for activities and hobbies; Size of shared space did not influence attractiveness of a smaller home.	Valuable for social contact; risk of underuse without a community manager. Possibility for financial feasibility due to subsidies (<i>Stimuleringsregeling ontmoetingsruimten in ouderenhuisvesting (SOO)</i>)	Partial gap	Develop shared spaces for activities and social interaction. Shared space does not have to be large, just functional.
Shared garden / terrace	Willingness to share garden and terrace	Courtyard appreciated; resident composition affects use	Valued for social interaction. If not developed, a lively neighbourhood should compensate.	No gap	Develop a shared garden to improve social well-being and increase willingness to relocate among seniors. If not developed, the neighbourhood should compensate for social interaction.
Shared laundry	55% in social rental sector consider private laundry a must-have.	Laundry machines take up a lot of space in individual storage spaces. Willingness to share was not explicitly studied at Hof van Leeuwesteyn.	Feasible in a shared setting based on experience in practice; younger seniors are more open; space and cost-efficient; sustainable.	Partial gap	Develop shared laundry spaces for space and cost efficiency, and sustainability. Consider option for private installations as well to follow preferences and allow a gradual transition towards shared laundry use.

NEIGHBOURHOOD

Proximity to amenities	Strong preference for shops, GP, and public transport within walking distance	Absence of nearby supermarket, GP, and public transport most cited shortcoming	Proximity to amenities seen as precondition for relocation of seniors.	No gap	Prioritise senior housing in green and quiet neighbourhoods with amenities within walking distance
Neighbourhood character	Preference for quiet streets with a lively local offer of amenities	Incomplete infrastructure reduced satisfaction as area was still developing at time of session;	Quiet but well-connected neighbourhood important; newly developed areas a harder sell;	No gap	Quiet but well-connected neighbourhood important, preferably in already developed areas.

Land allocation	Not directly asked	Not directly studied	Senior housing should be prioritised on well-located land; mandatory regulation seen as counterproductive	No gap	Senior housing should be prioritised on well-located land; Not by regulation, to ensure a mix of residents for maintaining the liveliness of the neighbourhood.
Neighbourhood mix	Not directly asked	Not directly studied	Mixed population essential for commercial viability of amenities and long-term liveliness	No gap	Ensure a mix of residents for maintaining the liveliness of the neighbourhood.
SOCIAL ENVIRONMENT					
Scale of project	44% prefer a complex of max 20–50 homes. 30% does not have a preference.	111-home complex at Hof van Leeuwestejn was appreciated.	Minimum ~150 homes for financial feasibility;	Partial gap	Larger scale projects are possible or even preferred, if carefully designed to ensure social interaction and cohesion among residents.
Community and social contact	Increase in social connections and socially engaged community as main motivation for considering collective living.	Social contact and shared activities valued; resident composition strongly influenced experience.	Shared spaces should facilitate social contact, not care as most residents are still active and independent.	No gap	Ensure shared spaces are not designed around care, but about encouraging activity and independence that stimulate social interaction and cohesion.
Community manager	Not directly asked	Involvement of community manager was appreciated; Helped set up activities.	Seen as essential to activate shared spaces; 2027 service costs regulation seen as major concern for feasibility.	Partial gap	To ensure shared spaces are actively used in the long term and social cohesion is stimulated, support is needed, for example, through a community manager. Adjust the 2027 service cost regulations to allow community manager in service charges, supporting collective living and financial feasibility.

Resident composition

Large share prefers for intergenerational mix; 40% prefer exclusively with seniors

Intergenerational contact appreciated when balance is right; too many families with children is seen as disruptive

Mix of generations important for sustainability and liveliness of the project and community; younger generations work well with seniors in practice; Financial feasibility often takes priority over the preferred resident composition.

Partial gap

Encourage a mix of generations within the project and neighbourhood to maintain a lively and sustainable social environment and support mutual help between residents, such as light care.

F. AI-declaration

For this research, generative AI was used as a writing support tool. This includes improving grammar, spelling, and sentence structure, as well as reformulating and refining text for clarity and academic tone. All content, arguments, findings, and conclusions are the author's own. AI was not used for data collection, analysis, or the generation of research content.